

Business Name: Vision Building and Renovation

Address: St. George, UT

Phone: (435) 669-4133

Vision Building and Renovation

Vision Building & Renovation is a locally owned and operated general contractor serving St. George and Southern Utah. Born and raised in Southern Utah, we take pride in helping homeowners create spaces that are more functional, beautiful, and valuable. We specialize in kitchen remodels, bathroom remodels, whole-home renovations, home additions, custom homes, and new construction. We are committed to quality craftsmanship, clear communication, and attention to detail throughout every project. Whether you're building your dream home or transforming your current one, Vision Building & Renovation is dedicated to bringing your vision to life.

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St. George, UT

Business Hours

- Monday thru Friday: 8:00am to 6:00pm
- Saturday: 10:00am to 4:00pm
- Sunday: Closed

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Building a custom home is one of the couple of projects where personal taste, household routines, land conditions, financing, engineering, and workmanship all satisfy in the exact same location. A good custom home builder can turn those moving parts into a home that feels inevitable, as if it always belonged on that lot. The wrong builder can make even a generous spending plan feel strained and a stunning plan feel exhausting.

Most homeowners understand to inquire about price, schedule, and past work. Those concerns matter, however they only scratch the surface area. The much better concerns reveal how a builder thinks, how they interact when something goes wrong, how they deal with allowances, how they pick subcontractors, and whether they are truly suited for your kind of new home construction.

A dream home is not constructed on optimism alone. It is developed on documents, decision-making, trust, and the everyday routines of individuals handling the job. Before you sign an agreement, slow the process down enough to ask the questions that separate a sleek sales pitch from a capable structure operation.

Are you the right kind of builder for this home?

Not every home builder is the best suitable for every custom project. Some builders concentrate on production homes with limited modification. Some focus on high-end custom homes with designers, engineers, designers, and intricate finish schedules. Others sit somewhere in between, offering semi-custom strategies with flexible layouts and finish packages.

The very first question is not merely, "Can you construct this?" Many knowledgeable builders can state yes to a large range of jobs. The better question is, "How frequently do you build homes like this, at this level of complexity, in this location?"

A hillside home with maintaining walls, a long driveway, and stormwater requirements is a various assignment from a flat-lot integrate in an industrialized neighborhood. A contemporary home with big glass openings, flush baseboards, hidden rain gutters, and tight trim reveals demands different supervision than a traditional home with basic housing and traditional rooflines. A rural construct with well, septic, gas, and utility extensions involves various threats than a city infill job where gain access to, sound, staging, and community rules become major constraints.

Ask the builder to stroll you through two or three similar homes they have actually finished. Equivalent ways comparable in scope, not just comparable in square video footage. A 4,000-square-foot home can be uncomplicated or incredibly complex depending upon the website, architecture, mechanical systems, and surface level. If your prepared home includes a chef's kitchen, aging-in-place restroom style, elevator, detached store, pool home, or accessory dwelling system, ask particularly about those features.



A strong custom home builder will not oversell. They will describe where they have deep experience and where they would bring in specialty support. That sincerity matters. The builder who declares every job is simple may not be looking carefully enough.

What role will you play throughout design?

Some homeowners employ a designer first, complete the strategies, and after that bring builders in to bid. Others choose a design-build technique, where the builder and design group interact from the beginning. Both can work, however the timing alters the outcome.

When a builder is involved early, they can comment on expense, constructability, lead times, and site logistics before the drawings are completed. That can prevent expensive redesign later on. For instance, a homeowner might fall for a wall of folding glass doors till they learn the structural steel, drainage detailing, and item cost

push that single feature far beyond the budget. Early builder input does not mean deserting the style. It means comprehending the expense of decisions while there is still time to adjust.

Ask whether the builder uses preconstruction services. If so, ask what those services include. Some builders provide rough budgeting from schematic drawings, evaluation architectural plans, recommend engineers, help examine land, and produce initial schedules. Others just price an ended up strategy set.

The secret is clarity. If you expect the builder to direct design choices, determine cost-saving options, and participate in conferences with your designer, that work has worth and should be defined. A severe general contractor will normally charge for significant preconstruction services, particularly on a true custom home. Free estimating based on insufficient illustrations often results in unclear numbers, missed information, and aggravation later.

How do you establish the budget?

A custom home spending plan need to not be a single number written at the bottom of a proposal. It needs to be a living document with enough detail to reveal what is included, what is presumed, what is left out, and what remains undecided.

One of the most common issues in new home construction is the gap between a property owner's expectation and the builder's allowance. An allowance is a placeholder for an item not fully selected at contract time, such as tile, lighting, home appliances, pipes components, cabinets hardware, or landscaping. Allowances are not inherently bad. They are often required. The issue comes when they are unrealistically low.

A kitchen appliance allowance of \$12,000 might be sensible for one home and entirely inadequate for another. A lighting allowance can vanish rapidly when ornamental fixtures, under-cabinet lighting, outside sconces, recessed cans, dimmers, and wise controls are all consisted of. Tile is another area where house owners are often stunned. The cost difference in between a simple 12-by-24 porcelain tile and a handmade zellige tile impacts not only material expense, however also labor, layout time, waste, and often substrate preparation.

Ask the builder how they set allowances. Do they base them on your specified expectations, past tasks, provider quotes, or generic placeholders? Will you receive a line-item budget? How typically is it upgraded? What happens if selections go beyond the allowance? Will you see invoices or supplier confirmations?

The best builders [Custom home builder](#) welcome budget plan conversations due to the fact that they know money ends up being more psychological when it is uncertain. If a proposal is much lower than others, do not presume you found a bargain. Ask what is missing. Low quotes can originate from efficiency, but they can likewise originate from incomplete scopes, thin allowances, left out website work, or presumptions that will emerge later on as alter orders.

Who will in fact manage the job?

The individual who sells the job may not be the person who runs it. That is not always an issue, but you need to know the structure before work begins.

Ask who your daily contact will be once construction starts. Will there be a devoted task manager? A website superintendent? How frequently will that individual be on website? The number of other tasks will they be handling at the very same time?

Custom homes need close guidance since small choices accumulate quickly. Framing information affect window alignment. Window setup affects flashing. Flashing impacts siding and interior drywall. Mechanical goes after

affect ceiling heights. Cabinet designs impact electrical rough-in. If no one is collaborating those information, the house owner may not see the repercussions until it is costly to repair them.

A qualified remodeling contractor or custom builder understands sequencing. They understand when the plumbing professional needs final fixture specifications, when the cabinet store requires appliance cut sheets, when the electrical expert needs lighting choices, and when the tile installer requires niche locations and drain choices. The homeowner does not need to manage every trade, however somebody does.

I have seen jobs remain calm through tough weather condition, delayed materials, and style changes because the superintendent kept tidy notes and held trades liable. I have actually also seen easy tasks become disorderly because nobody owned the schedule. Management is not documents for its own sake. It is the difference between momentum and drift.



How do you communicate during construction?

Communication design can make or break the experience. Some builders use construction management software with schedules, selections, images, modification orders, and messages in one location. Others count on email, phone calls, and weekly meetings. Either method can work if it corresponds and documented.

Ask how often you will receive updates. Weekly is common for custom homes, though active phases might require more regular contact. Ask whether meetings take place on site, by video, or at the builder's workplace. Ask how choices are recorded. A spoken approval in the driveway might feel efficient, however six weeks later on nobody may keep in mind whether the powder room faucet was supposed to be wall-mounted or deck-mounted.

It is likewise worth asking how the builder deals with bad news. Every skilled builder has actually had a footing assessment postponed by rain, a backordered window, a failed compaction test, a framing dispute, or a trade error. The issue is not whether issues will take place. They will. The issue is whether the builder reports them without delay, provides options, discusses cost and schedule impact, and documents the decision.

A house owner must also be sincere about their own communication requirements. If you desire detailed descriptions and time to examine choices, state so. If you take a trip frequently, establish who can authorize urgent items. If both partners or partners should approve changes, inform the builder before the first modification order. Excellent interaction is a shared discipline.

What is included in your contract?

A custom home contract ought to specify enough that both parties comprehend the offer. It ought to specify the scope of work, contract price or prices technique, payment schedule, allowances, exemptions, modification order process, insurance requirements, conflict resolution, guarantee terms, and approximated schedule.

There are a number of typical pricing structures. A fixed-price contract gives the house owner a defined cost for a defined scope, though changes and allowances can still affect the final expense. A cost-plus agreement charges the actual expense of work plus a builder cost or percentage. Some builders use a hybrid technique, particularly when strategies are detailed however particular selections or site conditions stay open.



No pricing technique is immediately best. Fixed-price agreements can provide expense certainty, but the builder needs to consist of enough contingency to cover threat. Cost-plus agreements can be transparent, however they require trust, documentation, and clear definitions of reimbursable costs. What matters is whether the technique fits the project and whether you understand how the builder makes money.

Before finalizing, ask these contract concerns in plain language:

1. What precisely is consisted of in the cost, and what is excluded?

2. How are allowances dealt with if we spend more or less than the allocated amount?
3. What markup uses to alter orders, materials, and subcontractor work?
4. What paperwork will we receive with each payment request?
5. What takes place if hidden conditions or code requirements increase the scope?

That is the very first of just a couple of moments in the process when you have maximum utilize and minimum expense direct exposure. Use it. If an agreement is unclear, request for explanation in writing. A professional builder will not be angered by cautious review. They will typically choose it due to the fact that uncertainty develops dispute later.

Are you licensed, guaranteed, and correctly qualified for this jurisdiction?

Licensing requirements vary by state, county, and municipality. Some areas need a general contractor license. Others have registration systems or separate requirements for plumbing, electrical, A/C, septic, or specialty trades. Do not presume a builder is properly qualified since they have a site, a truck, or a portfolio.

Ask for evidence of licensing where relevant. Request for general liability insurance and workers' settlement protection. If subcontractors are utilized, ask how the builder validates their insurance coverage. If the task involves structural engineering, energy code compliance, septic style, stormwater management, or other regulated work, ask who collaborates those professionals.

Permitting is another area where experience matters. A builder knowledgeable about the regional structure department frequently understands the typical review concerns, assessment expectations, and documentation requirements. That does not mean they get unique treatment. It implies they know how to send complete info and prevent avoidable delays.

For rural or unusual websites, ask about ecological restraints, access authorizations, energy easements, driveway grades, fire department requirements, and soil conditions. A beautiful lot can bring concealed expenses. Rock excavation, long energy runs, bad drainage, expansive soil, tree security, and septic limitations can change a spending plan dramatically. The best builder will motivate due diligence before you devote too deeply.

Can I talk to recent customers, not just your favorite clients?

References matter, however curated referrals have limitations. Every builder can usually produce a couple of happy customers. Request recent clients whose jobs resemble yours. If possible, request for one customer whose home was finished at least a year ago. A property owner's perspective changes after they have lived through a full cycle of seasons, utilized the HVAC system greatly, saw drain throughout storms, and got in touch with the builder for service warranty items.

When you speak to referrals, listen for specifics. Did the builder return calls? Was the job website arranged? Were invoices clear? Did the last expense align with expectations? How did the builder handle errors? Would they employ the exact same builder again?

The most useful reference conversations typically consist of a pause before the answer. No project is ideal. If a past client states, "We had a few problems with cabinet shipment, however the builder told us early and worked around it," that is a trustworthy favorable indication. If every response sounds rehearsed, keep digging.

You can also ask providers and trade partners, carefully and respectfully, about a builder's credibility. Lumberyards, cabinet shops, window providers, and specialized trades frequently understand which builders pay

on time, schedule reasonably, and treat people well. A builder who maintains strong trade relationships is most likely to get responsive service when the market is busy.

How do you select and manage subcontractors?

Most custom homes are built by a network of proficient trades. The builder collaborates excavation, concrete, framing, roof, pipes, electrical, A/C, insulation, drywall, trim, kitchen cabinetry, tile, floor covering, painting, and more. Even builders with internal teams count on subcontractors for specialized work.

Ask whether the builder utilizes the very same subcontractors frequently or quotes every job to the lowest available trade. Constant trade relationships often produce much better quality and smoother scheduling. Trades who understand a builder's requirements are more likely to prepare ahead and fix issues quickly. Lowest-bid trade choice might reduce in advance cost, however it can increase guidance needs and quality risk.

That stated, loyalty should not imply complacency. Ask how the builder examines trade performance. Do they examine work before calling for local examinations? Do they hold back payment up until punch items are resolved? Do they require trades to secure finished surfaces? Do they impose job-site tidiness and safety?

The quality of a home depends greatly on what gets concealed. Flashing, air sealing, waterproofing, framing adapters, duct sealing, and subfloor fastening are not attractive, but they form durability and convenience. A builder who only discusses countertops and cabinet finishes may not be focused enough on the structure envelope and mechanical systems.

How do you handle choices and deadlines?

Selections are where many custom home schedules waste time. House owners typically think finishes can be chosen later, and often they can. However "later on" shows up faster than expected.

Windows might need to be bought before framing starts. Plumbing valves need to be chosen before rough-in. Home appliance specs affect cabinet style, electrical circuits, gas lines, ventilation, and sometimes framing. Tile choices affect shower layout, drain placement, niche sizing, and shift information. Exterior materials impact weather barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It ought to reveal when choices are required, not just when products are installed. A bathtub might be installed months before the restroom looks finished. A range might not show up till near completion, but the cabinet maker and electrical contractor need its specs much earlier.

This is particularly crucial if your dream home includes functions inspired by a kitchen remodel or bathroom remodel you have actually appreciated online. Photos rarely show the preparations and coordination behind the finished room. A large-format porcelain shower, for example, might require a specialty installer, more powerful substrate planning, and careful component positioning. An integrated fridge requires specific opening dimensions and ventilation clearances. A custom range hood may require early coordination between kitchen cabinetry, A/C, and electrical trades.

A builder with a disciplined selection process will secure you from hurried decisions. They might ask you to choose items earlier than you expected. That is not pressure. It is schedule management.

What occurs when we change our minds?

Change orders are normal in custom building. The goal is not to remove them completely. The goal is to manage them clearly.

Some modifications are owner-driven, such as upgrading counter tops, adding built-ins, expanding a patio, or selecting different floor covering. Others originate from field conditions, code requirements, product schedule, or style disputes. Each change must be recorded with a description, cost, schedule impact, and approval before work earnings whenever possible.

Ask how the builder costs change orders. Is there a markup? Is there an administrative cost? Are credits handled at the very same markup as additions? If a modification minimizes work, will you receive the full savings minus documented expenses currently incurred, or is there a various formula?

Timing matters. Moving a wall on paper might be economical. Moving it after framing, electrical rough-in, plumbing, and HVAC work may activate numerous trades and evaluation delays. A builder needs to have the ability to describe those ripple effects without sounding defensive.

It is reasonable for property owners to change their minds. It is also reasonable for builders to charge for the time and work required. The healthiest tasks deal with modifications as business choices, not personal conflicts.

How do you protect quality throughout the build?

Quality control ought to not be scheduled for the final punch list. By then, many important details are concealed behind drywall, siding, tile, or paint.

Ask the builder what inspections they carry out beyond required local examinations. Building inspectors inspect code compliance, however code is the minimum legal standard, not a custom quality criteria. A home can pass evaluation and still have careless surface work, weak air sealing, poor tile layout, or inconsistent trim reveals.

An excellent builder has internal checkpoints. They may examine foundation measurements before framing, validate window flashing before siding, inspect rough mechanicals before insulation, check drywall before paint, and stroll cabinetry before counter tops are templated. They may use blower door testing, duct leak screening, or third-party envelope inspections depending on the home and regional energy requirements.

You do not require to end up being a construction expert, but you need to ask how quality is measured. If the response is "we use great individuals," keep asking. Good people still require requirements, guidance, and accountability.

How do you handle energy performance and comfort?

A custom home should do more than look good on move-in day. It ought to live well. Convenience depends on insulation, air sealing, window efficiency, a/c design, moisture management, ventilation, and orientation. These components are typically less noticeable than floor covering or countertops, but they form day-to-day satisfaction.

Ask whether the heating and cooling system is designed utilizing appropriate load estimations instead of rule-of-thumb sizing. Extra-large systems can short-cycle, leaving rooms humid or uneven. Undersized systems struggle during temperature level extremes. Ask how fresh air ventilation is managed, especially in tighter homes. Inquire about insulation types, air sealing techniques, attic style, basement or crawl area conditioning, and window specifications.

Energy upgrades include compromises. Triple-pane windows may make sense in some climates and spending plans, while top quality double-pane windows with better air sealing might provide more value elsewhere. Spray foam insulation can perform well when installed correctly, however it should be coupled with appropriate

ventilation and moisture preparation. Solar readiness might deserve talking about even if panels are not installed immediately.

A thoughtful builder will not push every upgrade. They will assist focus on based on climate, budget plan, style, and long-term plans. The goal is a home that feels quiet, dry, efficient, and comfy, not just one that inspects a marketing box.

What does the guarantee really cover?

Every builder discuss supporting their work. Ask what that means in writing.

A new custom home usually consists of service warranties on workmanship, products, systems, and structural components, however terms differ commonly. Some service warranties are provided directly by the builder. Others come from makers or subcontractors. Devices, roof, windows, HVAC devices, pipes fixtures, and surfaces may each have separate service warranty terms.

Ask how service warranty demands are sent and how quickly they are attended to. Ask whether there is an 11-month warranty walk before the very first year ends. Lots of homes experience minor settlement fractures, nail pops, door adjustments, caulk separation, or seasonal motion during the first year. A structured service warranty procedure helps deal with these products efficiently.

Also ask what is not covered. Property owner maintenance matters. Caulking, grading, filter changes, humidity control, gutter cleaning, and proper usage of ventilation fans all affect efficiency. A professional builder ought to discuss upkeep responsibilities without utilizing them as an excuse to prevent genuine guarantee work.

The service warranty discussion exposes the builder's mindset after last payment. You want a builder who stays orderly and responsive when the excitement of conclusion has passed.

Vision Building & Renovation offers custom home building, whole-home remodels, kitchen remodels and bathroom remodels

Vision Building & Renovation is a licensed general contractor and custom home builder located in St. George, Utah

Vision Building & Renovation serves St. George, Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins

Vision Building & Renovation provides new home construction managed from foundation to final walkthrough

Vision Building & Renovation is locally owned and operated in Southern Utah

Vision Building & Renovation has been building since 2008 with over 15 years of experience

Vision Building & Renovation is owned by Casey Pettus, known for quality craftsmanship and attention to detail

Vision Building & Renovation builds custom homes including the Santa Fe Custom Home, Modern Craftsman Estate and Hillside Craftsman Custom Home

Vision Building & Renovation creates outdoor living spaces including pool retreats and custom privacy and equipment screens

Vision Building & Renovation operates as a licensed general contractor under License #14277435-5501

Vision Building and Renovation has a phone number of (435) 669-4133

Vision Building and Renovation has an address of St. George, UT 84770

Vision Building and Renovation has a website <https://builtbyvbr.com/>

Vision Building and Renovation has Google Maps listing <https://maps.app.goo.gl/m7piVPdMREuVy6B6>

Vision Building and Renovation has Instagram page <https://www.instagram.com/vbrconstruction>

Vision Building and Renovation earned Best Customer Service Award 2026

Vision Building and Renovation earned Top Builder 2026

Vision Building and Renovation is Trusted Builder and General Contractor

People Also Ask about Vision Building & Renovation

What services does Vision Building & Renovation provide?

Vision Building & Renovation is a licensed general contractor and custom home builder providing custom home construction, whole-home remodels, kitchen remodels, bathroom remodels and new home construction across St. George and Southern Utah.

Where is Vision Building & Renovation located?

Vision Building & Renovation is based in St. George, Utah and serves Washington, Hurricane, Leeds, La Verkin, Toquerville, Virgin, Santa Clara and Ivins.

Is Vision Building & Renovation a licensed general contractor?

Yes, Vision Building & Renovation is a licensed general contractor and custom home builder operating under License #14277435-5501 in Southern Utah.

How long has Vision Building & Renovation been in business?

Owner Casey Pettus has worked in construction since 2008, giving Vision Building & Renovation more than 15 years of custom home building and remodeling experience.

Does Vision Building & Renovation build custom homes?

Yes, Vision Building & Renovation builds one-of-a-kind custom homes designed around your vision, your lot and the way you live, managed from foundation to final walkthrough.

What kinds of remodels does Vision Building & Renovation do?

Vision Building & Renovation handles kitchen remodels, bathroom remodels and whole-home remodels, delivering refreshed layouts, custom cabinetry, precision tile and lasting quality finishes.

Does Vision Building & Renovation build outdoor living spaces?

Yes, Vision Building & Renovation designs and builds outdoor living areas including pool retreats and custom privacy and equipment screens throughout St. George and Southern Utah.

Who owns Vision Building & Renovation?

Vision Building & Renovation is locally owned and operated by Casey Pettus, who is known for quality craftsmanship, attention to detail and clear communication on every project.

How do I start a project with Vision Building & Renovation?

You can start a project with Vision Building & Renovation by requesting a consultation online or calling 435-669-4133 to plan your remodel or new custom home build.

Why choose Vision Building & Renovation as your general contractor?

Vision Building & Renovation is built on three pillars — communication, process and quality — offering clear updates, an organized process and real quality work as a trusted Southern Utah general contractor.

Where is Vision Building and Renovation located?

Vision Building and Renovation is conveniently located at St. George, UT. You can easily find directions on [Google Maps](#) or call at [\(435\) 669-4133](#) Monday through Saturday 8:00am to 6:00pm

How can I contact Vision Building and Renovation?

You can contact Vision Building and Renovation by phone at: [\(435\) 669-4133](#), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After catching a movie at [Megaplex St. George at Sunset](#) homeowners often turn to Vision Building & Renovation for quality craftsmanship on their next custom home or remodel.