

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 among the few projects where individual taste, family regimens, land conditions, financing, engineering, and workmanship all meet in the exact same place. A good custom home builder can turn those moving parts into a home that feels unavoidable, as if it constantly belonged on that lot. The wrong builder can make a generous spending plan feel strained and a gorgeous plan feel exhausting.

Most homeowners understand to inquire about rate, schedule, and previous work. Those questions matter, but they just scratch the surface. The much better questions reveal how a builder believes, how they communicate when something goes wrong, how they manage allowances, how they pick subcontractors, and whether they are really fit for your type of new home construction.

A dream home is not built on optimism alone. It is constructed on paperwork, decision-making, trust, and the day-to-day habits of the people 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 building operation.

Are you the best type of builder for this home?

Not every home builder is the best fit for every custom task. Some builders focus on production homes with minimal personalization. Some focus on high-end custom homes with designers, engineers, designers, and complex surface schedules. Others sit somewhere in between, offering semi-custom plans with flexible designs and surface packages.

The very first concern is not simply, "Can you build this?" The majority of experienced builders can say yes to a large range of tasks. The much better question is, "How frequently do you construct homes like this, at this level of intricacy, in this area?"

A hillside home with maintaining walls, a long driveway, and stormwater requirements is a various task from a flat-lot integrate in a developed neighborhood. A modern home with large glass openings, flush baseboards, concealed seamless gutters, and tight trim reveals demands various guidance than a conventional home with standard case and standard rooflines. A rural build with well, septic, gas, and energy extensions involves various threats than an urban infill task where access, sound, staging, and community rules end up being significant constraints.

Ask the builder to walk you through two or three comparable homes they have actually completed. Comparable ways comparable in scope, not just comparable in square video footage. A 4,000-square-foot home can be simple or extremely intricate depending on the website, architecture, mechanical systems, and finish level. If your planned home includes a chef's kitchen, aging-in-place bathroom design, elevator, detached shop, swimming pool home, or accessory residence system, ask particularly about those features.

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

What function will you play throughout design?

Some house owners work with an architect initially, complete the plans, and then bring builders in to bid. Others select a design-build method, where the builder and design group collaborate from the beginning. Both can work, however the timing alters the outcome.

When a builder is included early, they can discuss cost, constructability, lead times, and website logistics before the illustrations are ended up. That can prevent pricey redesign later. For instance, a homeowner might fall for a wall of folding glass doors until they find out the structural steel, drainage detailing, and item expense push that single function far beyond the budget plan. Early builder input does not indicate deserting the style. It suggests comprehending the cost of decisions while there is still time to adjust.

Ask whether the builder provides preconstruction services. If so, ask what those services include. Some builders provide rough budgeting from schematic drawings, review architectural plans, suggest engineers, aid assess land, and create initial schedules. Others just price an ended up plan set.

The secret is clarity. If you expect the builder to direct design choices, identify cost-saving options, and participate in meetings with your architect, that work has value and should be defined. A serious general contractor will generally charge for meaningful preconstruction services, particularly on a real custom home. Free estimating based upon incomplete illustrations typically causes unclear numbers, missed out on information, and aggravation later.

How do you develop the budget?

A custom home budget plan ought to not be a single number written at the bottom of a proposal. It needs to be a living document with enough information to show what is included, what is assumed, what is left out, and what remains undecided.

One of the most common problems in new home construction is the space in between a property owner's expectation and the builder's allowance. An allowance is a placeholder for an item not fully chosen at agreement

time, such as tile, lighting, home appliances, pipes fixtures, cabinetry hardware, or landscaping. Allowances are not naturally bad. They are often necessary. The issue comes when they are unrealistically low.

A kitchen appliance allowance of \$12,000 might be reasonable for one home and totally inadequate for another. A lighting allowance can vanish quickly when ornamental fixtures, under-cabinet lighting, outside sconces, recessed cans, dimmers, and wise controls are all consisted of. Tile is another area where homeowners are typically shocked. The expense difference in between a basic 12-by-24 porcelain tile and a handmade zellige tile impacts not just material cost, however also labor, design time, waste, and in some cases substrate preparation.

Ask the builder how they set allowances. Do they base them on your specified expectations, past jobs, provider quotes, or generic placeholders? Will you get a line-item budget? How often is it updated? What takes place if choices exceed the allowance? Will you see invoices or supplier confirmations?

The best builders welcome budget discussions since they know money becomes more psychological when it is unclear. If a proposition is much lower than others, do not presume you found a bargain. Ask what is missing out on. Low bids can originate from efficiency, but they can also come from insufficient scopes, thin allowances, left out site work, or assumptions that will emerge later on as change orders.

Who will in fact manage the job?

The person who offers the job might not be the person who runs it. That is not necessarily an issue, but you need to know the structure before work begins.

Ask who your everyday contact will be when construction starts. Will there be a devoted job supervisor? A site superintendent? How typically will that person be on site? The number of other tasks will they be managing at the same time?

Custom homes need close supervision because small decisions accumulate rapidly. Framing details impact window alignment. Window setup affects flashing. Flashing impacts siding and interior drywall. Mechanical chases after affect ceiling heights. Cabinet layouts impact electrical rough-in. If nobody is coordinating those details, the homeowner may not see the repercussions until it is costly to repair them.

A skilled remodeling contractor or custom builder comprehends sequencing. They know when the plumbing requires last component specifications, when the cabinet store needs device cut sheets, when the electrician requires lighting selections, and when the tile installer requires specific niche areas and drain choices. The homeowner does not need to manage every trade, but someone does.

I have actually seen jobs remain calm through challenging weather condition, postponed materials, and style changes since the superintendent kept clean notes and held trades accountable. I have actually also seen basic jobs become disorderly because no one owned the schedule. Management is not documentation for its own sake. It is the difference between momentum and drift.

How do you communicate during construction?

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

Ask how often you will get updates. Weekly prevails for custom homes, though active stages may need more regular contact. Ask whether meetings take place on site, by video, or at the builder's workplace. Ask how

decisions are tape-recorded. A verbal approval in the driveway might feel efficient, however 6 weeks later on no one might remember whether the powder space faucet was supposed to be wall-mounted or deck-mounted.

It is likewise worth asking how the builder handles problem. Every experienced builder has actually had a footing evaluation delayed by rain, a backordered window, a failed compaction test, a framing dispute, or a trade mistake. The concern is not whether problems will happen. They will. The concern is whether the builder reports them without delay, offers alternatives, discusses cost and schedule effect, and documents the decision.

A house owner ought to likewise be truthful about their own communication needs. If you want comprehensive explanations and time to evaluate selections, state so. If you travel often, develop who can approve immediate products. If both spouses or partners need to authorize changes, inform the builder before the first change order. Great interaction is a shared discipline.

What is consisted of in your contract?

A custom home contract need to specify enough that both parties understand the deal. It needs to specify the scope of work, agreement cost or prices method, payment schedule, allowances, exclusions, change order procedure, insurance coverage requirements, disagreement resolution, warranty terms, and approximated schedule.

There are numerous typical pricing structures. A fixed-price agreement offers the property owner a specified cost for a defined scope, though modifications and allowances can still affect the last expense. A cost-plus contract charges the actual cost of work plus a builder fee or percentage. Some builders use a hybrid method, especially when plans are in-depth however certain selections or website conditions stay open.

No pricing approach is immediately best. Fixed-price contracts can offer cost certainty, however the builder must include enough contingency to cover danger. Cost-plus agreements can be transparent, however they require trust, documents, and clear definitions of reimbursable expenses. What matters is whether the method suits the task and whether you comprehend how the builder makes money.

Before signing, ask these contract concerns in plain language:

1. What precisely is consisted of in the rate, and what is excluded?
2. How are allowances dealt with if we spend basically than the allocated amount?
3. What markup applies to change orders, products, and subcontractor work?
4. What documents will we get with each payment request?
5. What takes place if hidden conditions or code requirements increase the scope?

That is the first of just a couple of moments in the process when you have maximum leverage and minimum expense direct exposure. Utilize it. If an agreement is unclear, ask for information in composing. An expert builder will not be angered by mindful evaluation. They will generally prefer it since uncertainty creates conflict later.

Are you licensed, insured, and properly received this jurisdiction?

Licensing requirements differ by state, county, and municipality. Some locations need a general contractor license. Others have registration systems or separate requirements for plumbing, electrical, HVAC, septic, or specialized trades. Do not assume a builder is correctly qualified since they have a website, a truck, or a portfolio.

Ask for evidence of licensing where relevant. Request for general liability insurance and employees' payment coverage. If subcontractors are used, 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 coordinates those professionals.

Permitting is another area where experience matters. A builder acquainted with the regional structure department frequently understands the common evaluation issues, assessment expectations, and paperwork requirements. That does not suggest they get unique treatment. It means they understand how to send total details and prevent avoidable delays.

For rural or unusual websites, ask about ecological restrictions, access licenses, utility easements, driveway grades, fire department requirements, and soil conditions. A gorgeous lot can carry concealed costs. Rock excavation, long utility runs, bad drain, expansive soil, tree security, and septic constraints can change a spending plan significantly. The ideal builder will motivate due diligence before you dedicate too deeply.

Can I speak with recent customers, not simply your favorite clients?

References matter, however curated recommendations have limits. Every builder can typically produce a few pleased clients. Request current customers whose tasks resemble yours. If possible, ask for one customer whose home was completed at least a year back. A property owner's point of view modifications after they have endured a full cycle of seasons, utilized the heating and cooling system heavily, saw drain throughout storms, and got in touch with the builder for guarantee 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 cost line up with expectations? How did the builder deal with errors? Would they work with the very same builder again?

The most helpful referral conversations often include a pause before the answer. No job is best. If a previous customer says, "We had a few concerns with cabinet delivery, but the builder informed us early and worked around it," that is a reputable positive sign. If every response sounds rehearsed, keep digging.

You can also ask suppliers and trade partners, thoroughly and respectfully, about a builder's credibility. Lumberyards, cabinet stores, window suppliers, and specialized trades typically understand which builders pay on time, schedule reasonably, and deal with people well. A builder who keeps strong trade relationships is more likely to get responsive service when the market is busy.

How do you choose and manage subcontractors?

Most custom homes are developed by a network of experienced trades. The builder coordinates excavation, concrete, framing, roof, pipes, electrical, HVAC, insulation, drywall, trim, kitchen cabinetry, tile, floor covering, painting, and more. Even builders with internal teams depend on subcontractors for specialized work.

Ask whether the builder utilizes the exact same subcontractors regularly or bids every job to the lowest available trade. Consistent trade relationships frequently produce better quality and smoother scheduling. Trades who understand a builder's standards are more likely to prepare ahead and fix issues quickly. Lowest-bid trade selection might reduce upfront expense, however it can increase guidance needs and quality risk.

That said, loyalty needs to not suggest complacency. Ask how the builder examines trade performance. Do they examine work before requiring municipal evaluations? Do they keep back payment till punch products are fixed? Do they require trades to protect finished surfaces? Do they enforce job-site tidiness and safety?

The quality of a home depends greatly on what gets concealed. Flashing, air sealing, waterproofing, framing ports, duct sealing, and subfloor fastening are not attractive, but they shape resilience and convenience. A builder

who just talks about counter tops and cabinet surfaces may not be focused enough on the structure envelope and mechanical systems.

How do you deal with choices and deadlines?

Selections are where numerous custom home schedules lose time. Property owners often believe finishes can be chosen later on, and sometimes they can. However "later" shows up faster than expected.

Windows may require to be purchased before framing starts. Pipes valves must be chosen before rough-in. Appliance specifications affect cabinet style, electrical circuits, gas lines, ventilation, and in some cases framing. Tile choices affect shower layout, drain positioning, niche sizing, and shift information. Exterior products affect weather barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It should reveal when decisions are required, not just when products are installed. A bathtub may be installed months before the bathroom looks completed. A variety might not show up until near completion, but the cabinet maker and electrician require its requirements much earlier.

This is specifically important if your dream home consists of features inspired by a kitchen remodel or bathroom remodel you have actually appreciated online. Photos rarely show the preparations and coordination behind the completed space. A large-format porcelain shower, for instance, might need a specialty installer, stronger substrate preparation, and careful fixture positioning. An integrated refrigerator requires exact opening measurements and ventilation clearances. A custom range hood may need early coordination between kitchen cabinetry, HVAC, and electrical trades.

A builder with a disciplined choice process will protect you from rushed decisions. They might ask you to pick items earlier than you anticipated. That is not pressure. It is schedule management.

What takes place when we alter our minds?

Change orders are typical in custom structure. The objective is not to remove them entirely. The goal is to manage them clearly.

Some modifications are owner-driven, such as upgrading countertops, adding built-ins, broadening an outdoor patio, or choosing different floor covering. Others originate from field conditions, code requirements, item availability, or style disputes. Each change must be recorded with a description, cost, schedule effect, and approval before work earnings whenever possible.

Ask how the builder rates change orders. Is there a markup? Is there an administrative fee? Are credits managed at the same markup as additions? If a change minimizes work, will you get the complete cost savings minus documented costs already incurred, or is there a different formula?

Timing matters. Moving a wall on paper might be low-cost. Moving it after framing, electrical rough-in, pipes, and heating and cooling work might trigger several trades and evaluation delays. A builder should have the ability to explain those causal sequences without sounding defensive.

It is fair for property owners to change their minds. It is also fair for builders to charge for the time and work needed. The healthiest tasks deal with modifications as company decisions, not individual conflicts.

How do you safeguard quality throughout the build?

Quality control should not be scheduled for the last punch list. Already, lots of crucial information are concealed behind drywall, siding, tile, or paint.

Ask the builder what evaluations they carry out beyond required community inspections. Building inspectors examine code compliance, but code is the minimum legal standard, not a custom quality benchmark. A home can pass inspection and still have careless surface work, weak air sealing, bad tile layout, or inconsistent trim reveals.

A great builder has internal checkpoints. They might examine foundation measurements before framing, verify window flashing before siding, check rough mechanicals before insulation, check drywall before paint, and stroll cabinets before counter tops are templated. They might utilize blower door testing, duct leak testing, or third-party envelope examinations depending on the home and regional energy requirements.

You do not require to become a construction professional, however you should ask how quality is measured. If the answer is "we use good individuals," keep asking. Excellent individuals still require requirements, supervision, and accountability.

How do you handle energy performance and comfort?

A custom home should do more than look great on move-in day. It ought to live well. Convenience depends upon insulation, air sealing, window performance, HVAC design, moisture management, ventilation, and orientation. These elements are often less [tax preparation clarktaxco.com](https://clarktaxco.com) visible than floor covering or counter tops, but they shape everyday satisfaction.



Ask whether the a/c system is created utilizing correct load estimations rather than rule-of-thumb sizing. Oversized systems can short-cycle, leaving spaces damp or irregular. Small systems battle during temperature level extremes. Ask how fresh air ventilation is managed, especially in tighter homes. Inquire about insulation types, air sealing techniques, attic design, basement or crawl area conditioning, and window specifications.

Energy upgrades involve compromises. Triple-pane windows might make good sense in some environments and budgets, while top quality double-pane windows with much better air sealing may deliver more value somewhere else. Spray foam insulation can carry out well when installed correctly, however it must be coupled with proper

ventilation and wetness planning. Solar preparedness might deserve discussing even if panels are not installed immediately.

A thoughtful builder will not press every upgrade. They will assist focus on based on environment, budget, style, and long-lasting plans. The goal is a home that feels peaceful, dry, effective, and comfy, not simply one that inspects a marketing box.

What does the guarantee actually cover?

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

A new custom home normally includes service warranties on workmanship, materials, systems, and structural elements, but terms differ widely. Some warranties are provided directly by the builder. Others come from makers or subcontractors. Appliances, roof, windows, heating and cooling equipment, plumbing fixtures, and finishes may each have separate guarantee terms.

Ask how guarantee requests are sent and how quickly they are resolved. Ask whether there is an 11-month service warranty walk before the very first year ends. Many homes experience minor settlement cracks, nail pops, door modifications, caulk separation, or seasonal motion during the first year. A structured guarantee procedure assists manage these products efficiently.

Also ask what is not covered. Homeowner upkeep matters. Caulking, grading, filter changes, humidity control, rain gutter cleaning, and appropriate usage of ventilation fans all impact efficiency. An expert builder should explain maintenance duties without using them as a reason to avoid genuine guarantee work.

The service warranty discussion exposes the builder's attitude after last payment. You desire a builder who remains 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 a fun day at [St. George Children's Museum](#) local families often trust Vision Building & Renovation for outdoor living spaces and full home remodels across Southern Utah.