

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, household regimens, land conditions, financing, engineering, and workmanship all fulfill in the very same place. A good custom home builder can turn those moving parts into a home that feels unavoidable, as if it always belonged on that lot. The incorrect builder can make even a generous spending plan feel strained and a gorgeous strategy feel exhausting.

Most house owners understand to ask about price, schedule, and previous work. Those questions matter, but they only scratch the surface area. The better questions expose how a builder thinks, how they communicate when something goes wrong, how they handle allowances, how they select subcontractors, and whether they are really matched for your kind of new home construction.

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

Are you the best kind of builder for this home?

Not every home builder is the right suitable for every custom task. Some builders focus on production homes with restricted modification. Some concentrate on high-end custom homes with architects, engineers, designers, and complex surface schedules. Others sit someplace in between, offering semi-custom plans with versatile designs and finish packages.

The very first concern is not simply, "Can you build this?" Most knowledgeable builders can state yes to a wide variety of projects. The much better concern is, "How typically do you develop 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 subdivision. A modern-day home with big glass openings, flush baseboards, hidden rain gutters, and tight trim reveals needs various supervision than a conventional home with standard casing and conventional rooflines. A rural build with well, septic, propane, and energy extensions involves various threats than a city infill project where access, noise, staging, and community guidelines become significant constraints.



Ask the builder to walk you through two or 3 similar homes they have completed. Similar methods similar in scope, not simply comparable in square video. A 4,000-square-foot home can be straightforward or extremely intricate depending on the site, architecture, mechanical systems, and surface level. If your prepared home includes a chef's kitchen, aging-in-place restroom style, elevator, detached shop, pool house, or accessory dwelling unit, ask particularly about those features.

A strong custom home builder will not oversell. They will explain where they have deep experience and where they would bring in specialized assistance. That honesty matters. The builder who claims every task is easy may not be looking carefully enough.

What function will you play throughout design?

Some property owners hire an architect initially, complete the plans, and then bring builders in to bid. Others pick a design-build technique, where the builder and design group work together from the start. Both can work, but the timing changes the outcome.

When a builder is included early, they can talk about expense, constructability, lead times, and website logistics before the drawings are finished. That can prevent costly redesign later. For example, a property owner might fall for a wall of folding glass doors until they learn the structural steel, drain detailing, and product expense push

that single function far beyond the budget. Early builder input does not indicate deserting the design. It implies comprehending the expense of choices while there is still time to adjust.

Ask whether the builder provides preconstruction services. If so, ask what those services consist of. Some builders provide rough budgeting from schematic illustrations, review architectural plans, recommend engineers, assistance examine land, and produce initial schedules. Others just price an ended up strategy set.

The secret is clearness. If you anticipate the builder to guide design decisions, recognize cost-saving options, and attend conferences with your architect, that work has worth and ought to be specified. A serious general contractor will generally charge for meaningful preconstruction services, particularly on a true custom home. Free approximating based upon insufficient drawings frequently causes vague numbers, missed details, and frustration later.

How do you establish the budget?

A custom home budget plan ought to not be a single number composed at the bottom of a proposition. It needs to be a living file with adequate detail to reveal what is included, what is presumed, what is left out, and what remains undecided.

One of the most typical issues in new home construction is the gap in between a house owner's expectation and the builder's allowance. An allowance is a placeholder for a product not completely chosen at contract time, such as tile, lighting, home appliances, plumbing components, kitchen cabinetry hardware, or landscaping. Allowances are not inherently bad. They are typically necessary. The problem 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 smart controls are all consisted of. Tile is another location where house owners are frequently shocked. The expense distinction in between an easy 12-by-24 porcelain tile and a handmade zellige tile impacts not just material cost, but likewise labor, layout time, waste, and often 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 spending plan? How often is it updated? What occurs if selections exceed the allowance? Will you see billings or provider confirmations?

The finest builders welcome budget plan conversations because they know cash becomes more psychological when it is uncertain. If a proposition is much lower than others, do not assume you discovered a bargain. Ask what is missing out on. Low bids can come from performance, but they can likewise come from incomplete scopes, thin allowances, left out website work, or presumptions that will appear later as alter orders.

Who will actually handle the job?

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

Ask who your day-to-day contact will be once construction begins. Will there be a dedicated project supervisor? A website superintendent? How often will that person be on site? How many other projects will they be managing at the same time?

Custom homes require close supervision since little decisions stack up rapidly. Framing information affect window alignment. Window setup affects flashing. Flashing affects siding and interior drywall. Mechanical chases

impact ceiling heights. Cabinet layouts affect electrical rough-in. If nobody is coordinating those details, the house owner may not see the repercussions until it is costly to fix them.

A qualified remodeling contractor or custom builder comprehends sequencing. They know when the plumber needs last component specs, when the cabinet store requires appliance cut sheets, when the electrical contractor needs lighting selections, and when the tile installer requires specific niche areas and drain choices. The homeowner does not need to manage every trade, however someone does.

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

How do you communicate throughout construction?

Communication style can make or break the experience. Some builders utilize construction management software with schedules, selections, pictures, change orders, and messages in one place. Others depend on email, phone calls, and weekly conferences. Either method can work if it is consistent and documented.

Ask how often you will get updates. Weekly prevails for custom homes, though active stages might require more regular contact. Ask whether conferences take place on site, by video, or at the builder's office. Ask how decisions are taped. A verbal approval in the driveway might feel effective, but 6 weeks later on no one might 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 handles problem. Every experienced builder has actually had a footing assessment delayed by rain, a backordered window, an unsuccessful compaction test, a framing conflict, or a trade mistake. The concern is not whether problems will happen. They will. The concern is whether the builder reports them promptly, provides choices, describes expense and schedule effect, and documents the decision.

A homeowner ought to likewise be truthful about their own interaction needs. If you want detailed descriptions and time to review choices, state so. If you take a trip often, establish who can approve immediate products. If both partners or partners must approve changes, inform the builder before the very first modification order. Great interaction is a shared discipline.

What is consisted of in your contract?

A custom home contract should be specific enough that both celebrations comprehend the offer. It needs to define the scope of work, agreement rate or prices method, payment schedule, allowances, exclusions, change order procedure, insurance requirements, disagreement resolution, guarantee terms, and estimated schedule.

There are numerous typical pricing structures. A fixed-price contract gives the homeowner a specified cost for a specified scope, though modifications and allowances can still impact the last expense. A cost-plus contract charges the actual cost of work plus a builder cost or portion. Some builders utilize a hybrid approach, especially when strategies are comprehensive but particular choices or site conditions stay open.

No rates method is automatically best. Fixed-price contracts can supply expense certainty, but the builder must consist of enough contingency to cover danger. Cost-plus contracts can be transparent, but they require trust, documents, and clear definitions of reimbursable costs. What matters is whether the technique matches the task and whether you comprehend how the builder makes money.

Before signing, ask these agreement concerns in plain language:

1. What precisely is consisted of in the rate, and what is excluded?
2. How are allowances handled if we invest more or less than the budgeted amount?
3. What markup applies to change orders, materials, and subcontractor work?
4. What paperwork will we receive with each payment request?
5. What occurs if concealed conditions or code requirements increase the scope?

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That is the very first of just a few moments while doing so when you have optimal take advantage of and minimum cost exposure. Use it. If an agreement is vague, ask for explanation in writing. An expert builder will not be upset by careful evaluation. They will generally prefer it due to the fact that obscurity creates dispute later.

Are you licensed, insured, and effectively gotten approved for this jurisdiction?

Licensing requirements differ by state, county, and town. Some areas require a general contractor license. Others have registration systems or different requirements for pipes, electrical, HEATING AND COOLING, septic, or specialized trades. Do not presume a builder is correctly certified since they have a site, a truck, or a portfolio.

Ask for proof of licensing where applicable. Request general liability insurance coverage and workers' compensation coverage. If subcontractors are used, ask how the builder confirms their insurance coverage. If the task involves structural engineering, energy code compliance, septic design, stormwater management, or other regulated work, ask who coordinates those professionals.



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Permitting is another area where experience matters. A builder acquainted with the regional structure department typically understands the typical review issues, evaluation expectations, and documents requirements. That does not mean they get special treatment. It suggests they understand how to send total info and prevent avoidable delays.

For rural or unusual websites, inquire about ecological restraints, gain access to licenses, utility easements, driveway grades, fire department requirements, and soil conditions. A stunning lot can bring covert expenses. Rock excavation, long energy runs, bad drain, extensive soil, tree security, and septic restrictions can change a spending plan drastically. The best builder will encourage due diligence before you devote too deeply.

Can I speak to recent clients, not just your favorite clients?

References matter, but curated referrals have limits. Every builder can usually produce a couple of happy clients. Ask for recent customers whose tasks resemble yours. If possible, ask for one client whose home was finished a minimum of a year back. A house owner's viewpoint modifications after they have actually endured a full cycle of seasons, used the heating and cooling system greatly, enjoyed drain during storms, and got in touch with the builder for guarantee items.

When you speak with recommendations, listen for specifics. Did the builder return calls? Was the task website arranged? Were invoices clear? Did the final cost line up with expectations? How did the builder handle errors?

Would they hire the very same builder again?

The most beneficial reference discussions typically consist of a pause before the answer. No job is ideal. If a previous client says, "We had a few concerns with cabinet delivery, however the builder told us early and worked around it," that is a credible favorable sign. If every answer sounds rehearsed, keep digging.

You can likewise ask suppliers and trade partners, carefully and respectfully, about a builder's credibility. Lumberyards, cabinet shops, window suppliers, and specialty trades often know which builders pay on time, schedule reasonably, and treat people well. A builder who keeps strong trade relationships is more likely to get responsive service when the marketplace is busy.

How do you choose and handle subcontractors?

Most custom homes are built by a network of knowledgeable trades. The builder collaborates excavation, concrete, framing, roofing, plumbing, electrical, A/C, insulation, drywall, trim, kitchen cabinetry, tile, flooring, painting, and more. Even builders with in-house teams depend on subcontractors for specialized work.

Ask whether the builder utilizes the same subcontractors routinely or quotes every task to the most affordable offered trade. Constant trade relationships frequently produce much better quality and smoother scheduling. Trades who understand a builder's standards are most likely to plan ahead and remedy concerns rapidly. Lowest-bid trade choice may minimize in advance cost, but it can increase guidance needs and quality risk.

That stated, loyalty needs to not indicate complacency. Ask how the builder assesses trade performance. Do they examine work before requiring municipal examinations? Do they hold back payment up until punch items are solved? Do they require trades to secure 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 glamorous, but they shape toughness and convenience. A builder who just speaks about counter tops 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 lots of custom home schedules lose time. Property owners often believe surfaces can be chosen later, and sometimes they can. However "later" gets here faster than expected.

Windows might require to be purchased before framing begins. Pipes valves need to be picked before rough-in. Appliance requirements affect cabinet style, electrical circuits, gas lines, ventilation, and in some cases framing. Tile choices affect shower design, drain placement, specific niche sizing, and transition information. Outside products impact weather barriers, flashing, and trim dimensions.

Ask the builder for a selection schedule. It needs to show when decisions are required, not just when items are installed. A bathtub may be installed months before the bathroom looks finished. A variety may not show up until near the end, but the cabinet maker and electrician require its requirements much earlier.

This is particularly essential if your dream home includes features influenced by a kitchen remodel or bathroom remodel you have appreciated online. Pictures hardly ever reveal the preparations and coordination behind the completed room. A large-format porcelain shower, for instance, might need a specialty installer, stronger substrate preparation, and cautious component positioning. A built-in fridge needs exact opening dimensions and ventilation clearances. A custom variety hood may need early coordination in between kitchen cabinetry, A/C, and electrical trades.

A builder with a disciplined choice procedure will secure you from hurried decisions. They may ask you to pick products earlier than you expected. That is not pressure. It is schedule management.

What occurs when we change our minds?

Change orders are regular in custom structure. The objective is not to eliminate them entirely. The objective is to handle them clearly.

Some modifications are owner-driven, such as upgrading countertops, adding built-ins, broadening a patio, or choosing different flooring. Others originate from field conditions, code requirements, item availability, or design conflicts. Each modification needs to be recorded with a description, cost, schedule impact, and approval before work proceeds whenever possible.

Ask how the builder rates change orders. Exists a markup? Exists an administrative fee? Are credits handled at the same markup as additions? If a modification minimizes work, will you receive the complete savings minus recorded costs currently incurred, or exists a different formula?

Timing matters. Moving a wall on paper might be low-cost. Moving it after framing, electrical rough-in, pipes, and HVAC work may activate numerous trades and inspection delays. A builder should be able to explain those causal sequences without sounding defensive.

It is reasonable for property owners to alter their minds. It is likewise fair for builders to charge for the time and work required. The healthiest projects treat modifications as service decisions, not personal conflicts.

How do you safeguard quality during the build?

Quality control must not be reserved for the final punch list. By then, numerous crucial information are concealed behind drywall, siding, tile, or paint.



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

A great builder has internal checkpoints. They might evaluate foundation dimensions before framing, validate window flashing before siding, examine rough mechanicals before insulation, check drywall before paint, and

stroll kitchen cabinetry before counter tops are templated. They might utilize blower door testing, duct leak screening, or third-party envelope evaluations depending upon the home and local energy requirements.

You do not require to become a construction specialist, however you ought to ask how quality is measured. If the response is "we use excellent people," keep asking. Good people still need standards, supervision, and accountability.

How do you handle energy efficiency and comfort?

A custom home must do more than look good on move-in day. It must live well. Comfort depends upon insulation, air sealing, window performance, heating and cooling style, wetness management, ventilation, and orientation. These components are frequently less noticeable than flooring or counter tops, but they form everyday satisfaction.

Ask whether the a/c system is created utilizing appropriate load estimations instead of rule-of-thumb sizing. Large systems can short-cycle, leaving spaces humid or unequal. Small systems battle throughout temperature 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 include trade-offs. Triple-pane windows may make sense in some climates and budget plans, while premium double-pane windows with better air sealing may provide more worth somewhere else. Spray foam insulation can carry out well when installed properly, but it should be paired with correct ventilation and moisture preparation. Solar readiness might deserve going over even if panels are not installed immediately.

A thoughtful builder will not push every upgrade. They will help prioritize based on climate, budget, style, and long-lasting plans. The objective is a home that feels quiet, dry, efficient, and comfortable, not simply one that examines a marketing box.

What does the warranty really cover?

Every builder talks about backing up their work. Ask what that implies in writing.

A new custom home generally includes warranties on craftsmanship, products, systems, and structural components, but terms differ commonly. Some guarantees are provided straight by the builder. Others originate from manufacturers or subcontractors. Home appliances, roof, windows, HVAC equipment, pipes fixtures, and finishes might each have separate service warranty terms.

Ask how service warranty demands are sent and how rapidly they are resolved. Ask whether there is an 11-month guarantee walk before the first year ends. Lots of homes experience minor settlement cracks, nail pops, door changes, caulk separation, or seasonal motion during the first year. A structured guarantee procedure helps deal with these items efficiently.

Also ask what is not covered. Homeowner maintenance matters. Caulking, grading, filter changes, humidity control, gutter cleansing, and correct usage of ventilation fans all affect performance. An expert builder should explain maintenance responsibilities without utilizing them as an excuse to prevent genuine guarantee work.

The guarantee conversation reveals the builder's attitude after final payment. You want a builder who stays orderly and responsive when the enjoyment of completion 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/m7piVPHdMREuVy6B6>

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](tel:(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](tel:(435)669-4133), visit their website at <https://builtbyvbr.com/> or connect on social media via [Instagram](#)

After spending the afternoon at [Thunder Junction All Abilities Park](#) St. George families often turn to Vision Building & Renovation for custom home building and whole-home remodels close to home.