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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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 personal taste, household routines, land conditions, funding, engineering, and craftsmanship all satisfy in the exact same location. 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 stretched and a lovely strategy feel exhausting.

Most property owners understand to ask about rate, schedule, and previous work. Those questions matter, however they only scratch the surface area. The better concerns expose how a builder believes, how they communicate when something goes wrong, how they deal with allowances, how they choose subcontractors, and whether they are genuinely matched for your kind of new home construction.

A dream home is not constructed on optimism alone. It is built on paperwork, decision-making, trust, and the daily habits of individuals handling the job. Before you sign an agreement, slow the procedure down enough to ask the questions that separate a sleek sales pitch from a capable building operation.

Are you the best kind of builder for this home?

Not every home builder is the ideal suitable for every custom task. Some builders specialize in production homes with minimal modification. Some focus on high-end custom homes with designers, engineers, designers, and intricate finish schedules. Others sit someplace in between, providing semi-custom strategies with versatile designs and surface packages.

The first concern is not simply, "Can you develop this?" The majority of experienced builders can say yes to a vast array of jobs. The better concern is, "How often do you develop homes like this, at this level of intricacy, in this location?"

A hillside home with keeping walls, a long driveway, and stormwater requirements is a different assignment from a flat-lot build in an industrialized neighborhood. A contemporary home with large glass openings, flush baseboards, concealed gutters, and tight trim exposes demands various supervision than a conventional home with standard casing and traditional rooflines. A rural develop with well, septic, propane, and energy extensions includes various risks than a city infill project where gain access to, sound, staging, and community rules become major constraints.

Ask the builder to walk you through two or three comparable homes they have finished. Equivalent ways comparable in scope, not just similar in square footage. A 4,000-square-foot home can be simple or exceptionally complicated depending upon the site, architecture, mechanical systems, and surface level. If your prepared home consists of a chef's kitchen, aging-in-place bathroom design, elevator, detached shop, swimming pool home, or accessory dwelling unit, 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 generate specialty assistance. That honesty matters. The builder who claims every task is simple may not be looking closely enough.

What role will you play throughout design?

Some house owners work with a designer initially, complete the strategies, and then bring builders in to bid. Others select a design-build technique, where the builder and style group interact from the beginning. Both can work, but the timing changes the outcome.

When a builder is included early, they can comment on cost, constructability, lead times, and site logistics before the illustrations are ended up. That can avoid expensive redesign later on. For example, a homeowner 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 plan. Early builder input does not imply abandoning the design. It indicates understanding the expense of choices while there is still time to adjust.

Ask whether the builder uses preconstruction services. If so, ask what those services consist of. Some builders supply rough budgeting from schematic illustrations, evaluation architectural plans, recommend engineers, aid evaluate land, and produce initial schedules. Others just price a completed plan set.

The secret is clarity. If you expect the builder to assist design decisions, identify cost-saving options, and participate in meetings with your architect, that work has value and ought to be defined. A major general contractor will typically charge for meaningful preconstruction services, especially on a real custom home. Free approximating based on insufficient illustrations typically results in vague numbers, missed out on information, and aggravation later.

How do you establish the budget?

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

One of the most common issues in new home construction is the space 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, pipes components, cabinets hardware, or landscaping. Allowances are not naturally bad. They are frequently required. The problem comes when they are unrealistically low.



A kitchen home appliance allowance of $12,000 might be affordable for one home and entirely inadequate for another. A lighting allowance can disappear rapidly when decorative components, under-cabinet lighting, outside sconces, recessed cans, dimmers, and smart controls are all included. Tile is another area where house owners are frequently surprised. The expense difference between a basic 12-by-24 porcelain tile and a handmade zellige tile affects not just material expense, but also labor, design time, waste, and sometimes substrate preparation.

Ask the builder how they set allowances. Do they base them on your mentioned expectations, previous tasks, supplier quotes, or generic placeholders? Will you get a line-item budget? How often is it upgraded? What occurs if selections surpass the allowance? Will you see billings or supplier confirmations?

The finest builders welcome spending plan discussions due to the fact that they know money becomes more emotional when it is uncertain. If a proposition is much lower than others, do not assume you discovered a deal. Ask what is missing out on. Low bids can come from efficiency, but they can also originate from insufficient scopes, thin allowances, omitted website work, or assumptions that will emerge later as alter orders.

Kitchen remodel

Who will really handle the job?

The person who sells the task may not be the person who runs it. That is not necessarily an issue, but you require to understand the structure before work begins.

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

Custom homes need close guidance since little decisions stack up rapidly. Framing information affect window positioning. Window installation impacts flashing. Flashing affects siding and interior drywall. Mechanical goes after affect ceiling heights. Cabinet layouts impact electrical rough-in. If nobody is collaborating those information, the homeowner might not see the consequences until it is pricey to fix them.

A qualified remodeling contractor or custom builder comprehends sequencing. They understand when the plumbing requires final component specs, when the cabinet shop needs appliance cut sheets, when the electrical

expert needs lighting selections, and when the tile installer needs niche places and drain choices. The homeowner does not require to handle every trade, but someone does.

I have actually seen tasks stay calm through hard weather condition, postponed materials, and design changes because the superintendent kept clean notes and held trades responsible. I have actually likewise seen simple projects end up being chaotic 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 style can make or break the experience. Some builders utilize construction management software application with schedules, choices, pictures, change orders, and messages in one place. Others rely on e-mail, telephone call, and weekly meetings. Either technique can work if it corresponds and documented.

Ask how typically you will get updates. Weekly prevails for custom homes, though active phases might require more frequent contact. Ask whether meetings take place on website, by video, or at the builder's office. Ask how decisions are tape-recorded. A spoken approval in the driveway may feel efficient, but 6 weeks later nobody may keep in mind whether the powder space faucet was supposed to be wall-mounted or deck-mounted.

It is likewise worth asking how the builder deals with bad news. Every knowledgeable builder has had a footing inspection postponed by rain, a backordered window, an unsuccessful compaction test, a framing conflict, or a trade mistake. The concern is not whether issues will happen. They will. The concern is whether the builder reports them promptly, uses choices, describes cost and schedule impact, and files the decision.

A property owner ought to also be truthful about their own communication requirements. If you want detailed explanations and time to examine selections, say so. If you travel typically, develop who can approve urgent items. If both spouses or partners must approve changes, tell the builder before the first change order. Great communication is a shared discipline.

What is included in your contract?

A custom home contract should specify enough that both celebrations understand the deal. It ought to specify the scope of work, agreement cost or rates approach, payment schedule, allowances, exemptions, change order procedure, insurance requirements, conflict resolution, guarantee terms, and approximated schedule.

There are several typical pricing structures. A fixed-price contract provides the house owner a specified cost for a defined scope, though changes and allowances can still affect the last expense. A cost-plus agreement charges the actual expense of work plus a builder charge or portion. Some builders utilize a hybrid method, particularly when strategies are in-depth but specific choices or site conditions remain open.

No rates method is immediately best. Fixed-price agreements can supply expense certainty, but the builder needs to consist of enough contingency to cover risk. Cost-plus agreements can be transparent, but they require trust, documentation, and clear meanings of reimbursable costs. What matters is whether the technique fits the job and whether you understand how the builder makes money.

Before finalizing, ask these contract questions in plain language:

1. What exactly is included in the price, and what is excluded?
2. How are allowances managed if we invest more or less than the allocated amount?
3. What markup uses to change orders, materials, and subcontractor work?
4. What paperwork will we receive with each payment request?

5. What takes place if concealed conditions or code requirements increase the scope?

That is the very first of just a couple of moments while doing so when you have maximum leverage and minimum cost direct exposure. Use it. If a contract is vague, request clarification in writing. A professional builder will not be upset by mindful evaluation. They will generally prefer it due to the fact that obscurity develops dispute later.

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

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

Ask for evidence of licensing where suitable. Request general liability insurance coverage and workers' compensation coverage. If subcontractors are utilized, ask how the builder verifies their insurance coverage. If the job includes structural engineering, energy code compliance, septic design, stormwater management, or other regulated work, ask who coordinates those professionals.

Permitting is another location where experience matters. A builder knowledgeable about the local structure department frequently knows the common review problems, examination expectations, and documents requirements. That does not suggest they get unique treatment. It indicates they understand how to submit total details and prevent avoidable delays.

For rural or uncommon sites, inquire about ecological constraints, access permits, energy easements, driveway grades, fire department requirements, and soil conditions. A gorgeous lot can carry concealed expenses. Rock excavation, long energy runs, poor drainage, expansive soil, tree protection, and septic limitations can alter a budget drastically. The best builder will encourage due diligence before you dedicate too deeply.

Can I talk with current clients, not simply your preferred clients?

References matter, but curated referrals have limitations. Every builder can usually produce a couple of delighted customers. Request for current clients whose jobs resemble yours. If possible, request for one customer whose home was completed a minimum of a year ago. A house owner's point of view changes after they have lived through a complete cycle of seasons, used the heating and cooling system greatly, saw drainage during storms, and contacted the builder for warranty items.

When you talk to referrals, listen for specifics. Did the builder return calls? Was the job site organized? Were invoices clear? Did the last expense align with expectations? How did the builder deal with mistakes? Would they work with the very same builder again?

The most useful reference conversations typically consist of a pause before the response. No job is best. If a previous customer states, "We had a couple of issues with cabinet shipment, but the builder told us early and worked around it," that is a reputable favorable indication. If every response sounds rehearsed, keep digging.

You can also ask suppliers and trade partners, thoroughly and respectfully, about a builder's reputation. Lumberyards, cabinet stores, window suppliers, and specialty trades frequently understand which builders pay on time, schedule reasonably, and deal with individuals well. A builder who preserves strong trade relationships is most likely to get responsive service when the marketplace is busy.

How do you choose and handle subcontractors?

Most custom homes are developed by a network of proficient trades. The builder coordinates excavation, concrete, framing, roof, plumbing, electrical, A/C, insulation, drywall, trim, 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 task to the lowest available trade. Consistent trade relationships frequently produce better quality and smoother scheduling. Trades who know a builder's standards are most likely to prepare ahead and correct issues quickly. Lowest-bid trade selection might reduce in advance cost, however it can increase supervision demands and quality risk.

That said, loyalty needs to not suggest complacency. Ask how the builder evaluates trade performance. Do they examine work before calling for local examinations? Do they keep back payment till punch products are dealt with? Do they require trades to secure finished surface areas? Do they impose job-site tidiness and safety?

The quality of a home depends heavily on what gets covered. Flashing, air sealing, waterproofing, framing ports, duct sealing, and subfloor fastening are not glamorous, however they form sturdiness and convenience. A builder who just talks about countertops 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 many custom home schedules lose time. Property owners frequently believe finishes can be chosen later, and often they can. However "later" shows up faster than expected.

Windows might need to be bought before framing begins. Plumbing valves must be chosen before rough-in. Device requirements impact cabinet design, electrical circuits, gas lines, ventilation, and sometimes framing. Tile choices affect shower layout, drain placement, specific niche sizing, and transition information. Outside products affect weather condition barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It ought to show when choices are required, not simply when items are set up. A bath tub might be set up months before the restroom looks completed. A variety may not show up until near the end, however the cabinet maker and electrical contractor need its specifications much earlier.

This is specifically essential if your dream home includes features inspired by a kitchen remodel or bathroom remodel you have actually appreciated online. Images rarely reveal the lead times and coordination behind the finished space. A large-format porcelain shower, for instance, may require a specialized installer, more powerful substrate preparation, and mindful fixture placement. A built-in refrigerator requires exact opening measurements and ventilation clearances. A custom variety hood might require early coordination in between cabinetry, HVAC, and electrical trades.

A builder with a disciplined choice process will secure you from rushed choices. They may ask you to select products earlier than you expected. That is not pressure. It is schedule management.

What happens when we alter our minds?

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

Some modifications are owner-driven, such as updating countertops, adding built-ins, expanding a patio, or selecting different flooring. Others come from field conditions, code requirements, item accessibility, or style

disputes. Each modification needs to be recorded with a description, expense, schedule effect, and approval before work proceeds whenever possible.

Ask how the builder prices change orders. Exists a markup? Exists an administrative charge? Are credits handled at the same markup as additions? If a modification minimizes work, will you get the full savings minus documented costs currently sustained, or is there a various formula?

Timing matters. Moving a wall on paper may be inexpensive. Moving it after framing, electrical rough-in, plumbing, and a/c work may trigger a number of trades and examination hold-ups. A builder should be able to discuss those causal sequences without sounding defensive.

It is reasonable for house owners to alter their minds. It is also reasonable for builders to charge for the time and work required. The healthiest jobs deal with modifications as service choices, not individual conflicts.



How do you safeguard quality throughout the build?

Quality control ought to not be reserved for the final punch list. Already, numerous crucial information are concealed behind drywall, siding, tile, or paint.

Ask the builder what examinations they perform beyond needed municipal inspections. Building inspectors inspect code compliance, but code is the minimum legal requirement, 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.

An excellent builder has internal checkpoints. They might examine foundation dimensions before framing, confirm window flashing before siding, examine rough mechanicals before insulation, check drywall before paint, and walk cabinets before counter tops are templated. They may use blower door screening, duct leak screening, or third-party envelope evaluations depending upon the home and regional energy requirements.

You do not need to become a construction expert, however you should ask how quality is determined. If the answer is "we use great people," 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 excellent on move-in day. It ought to live well. Convenience depends upon insulation, air sealing, window efficiency, heating and cooling style, moisture management, ventilation, and orientation. These elements are often less visible than floor covering or counter tops, however they form day-to-day satisfaction.

Ask whether the heating and cooling system is created using correct load calculations instead of rule-of-thumb sizing. Extra-large systems can short-cycle, leaving rooms damp or unequal. Small systems battle throughout temperature extremes. Ask how fresh air ventilation is managed, specifically in tighter homes. Inquire about insulation types, air sealing methods, attic style, basement or crawl area conditioning, and window specifications.

Energy upgrades include trade-offs. Triple-pane windows might make good sense in some environments and spending plans, while top quality double-pane windows with much better air sealing may provide more value elsewhere. Spray foam insulation can perform well when installed correctly, but it needs to be coupled with appropriate ventilation and wetness preparation. Solar readiness might be worth talking about even if panels are not installed immediately.

A thoughtful builder will not push every upgrade. They will assist focus on based upon climate, budget, design, and long-term plans. The objective is a home that feels quiet, dry, efficient, and comfy, not simply one that checks a marketing box.

What does the guarantee truly cover?

Every builder talks about standing behind their work. Ask what that suggests in writing.

A new custom home generally includes guarantees on workmanship, materials, systems, and structural components, however terms vary widely. Some warranties are supplied straight by the builder. Others originate from manufacturers or subcontractors. Home appliances, roofing, windows, a/c equipment, pipes fixtures, and surfaces may each have separate guarantee terms.

Ask how guarantee demands are sent and how rapidly they are attended to. Ask whether there is an 11-month guarantee walk before the very first year ends. Numerous homes experience small settlement cracks, nail pops, door changes, caulk separation, or seasonal movement throughout the very first year. A structured guarantee procedure assists deal with these items efficiently.

Also ask what is not covered. House owner upkeep matters. Caulking, grading, filter changes, humidity control, gutter cleansing, and proper use of ventilation fans all affect efficiency. A professional builder needs to describe upkeep duties without using them as an excuse to avoid legitimate service warranty work.

The guarantee discussion reveals the builder's attitude after final payment. You want a builder who stays organized and responsive when the enjoyment 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/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 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 hike through Pioneer Park Southern Utah homeowners often call Vision Building & Renovation to plan a kitchen remodel or bathroom remodel with a licensed general contractor.