

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 few projects where individual taste, family regimens, land conditions, financing, engineering, and workmanship all meet in the very same location. A great custom home builder can turn those moving parts into a home that feels inevitable, as if it constantly belonged on that lot. The incorrect builder can make a generous spending plan feel strained and a beautiful strategy feel exhausting.

Most property owners understand to ask about cost, schedule, and past work. Those concerns matter, however they only scratch the surface. The much better concerns reveal how a builder thinks, how [New home construction builtbyvbr.com](#) they communicate when something goes wrong, how they deal with allowances, how they pick subcontractors, and whether they are truly matched for your kind of new home construction.

A dream home is not built on optimism alone. It is developed on documentation, decision-making, trust, and the daily practices of individuals handling the task. Before you sign an agreement, slow the process down enough to ask the concerns that separate a polished sales pitch from a capable building operation.

Are you the best kind of builder for this home?

Not every home builder is the right suitable for every custom project. Some builders specialize in production homes with restricted personalization. Some focus on high-end custom homes with architects, engineers, designers, and complex surface schedules. Others sit someplace in between, offering semi-custom strategies with flexible layouts and finish packages.

The very first concern is not merely, "Can you develop this?" The majority of skilled builders can say yes to a wide range of projects. The much better question is, "How frequently do you construct homes like this, at this level of complexity, in this location?"

A hillside home with keeping walls, a long driveway, and stormwater requirements is a various assignment from a flat-lot build in a developed neighborhood. A modern home with big glass openings, flush baseboards, concealed rain gutters, and tight trim exposes demands various supervision than a conventional home with basic casing and standard rooflines. A rural construct with well, septic, gas, and utility extensions includes different risks than a city infill job where gain access to, sound, staging, and neighborhood guidelines become significant constraints.

Ask the builder to walk you through two or 3 equivalent homes they have completed. Equivalent methods comparable in scope, not simply similar in square video. A 4,000-square-foot home can be uncomplicated or very complicated depending on the site, architecture, mechanical systems, and finish level. If your planned home consists of a chef's kitchen, aging-in-place restroom design, elevator, separated store, swimming pool house, or accessory house system, ask specifically about those features.

A strong custom home builder will not oversell. They will explain where they have deep experience and where they would generate specialized assistance. That honesty matters. The builder who claims every project is simple might not be looking closely enough.

What function will you play during design?

Some homeowners employ an architect initially, finish the strategies, and then bring builders in to bid. Others select a design-build method, where the builder and style team interact from the start. Both can work, but the timing changes the outcome.

When a builder is involved early, they can discuss expense, constructability, preparations, and website logistics before the illustrations are completed. That can prevent expensive redesign later on. For instance, a property owner may fall for a wall of folding glass doors until they learn the structural steel, drainage detailing, and product expense push that single function far beyond the budget. Early builder input does not suggest deserting the style. It implies understanding the expense of choices while there is still time to adjust.

Ask whether the builder offers preconstruction services. If so, ask what those services consist of. Some builders offer rough budgeting from schematic illustrations, evaluation architectural plans, suggest engineers, help examine land, and create initial schedules. Others only price a finished strategy set.

The key is clearness. If you anticipate the builder to guide style decisions, recognize cost-saving alternatives, and go to meetings with your architect, that work has worth and should be defined. A major general contractor will typically charge for significant preconstruction services, particularly on a real custom home. Free estimating based on incomplete illustrations frequently leads to unclear numbers, missed out on information, and frustration later.

How do you develop the budget?

A custom home budget should not be a single number composed at the bottom of a proposition. It should be a living document with enough information to show what is consisted of, what is presumed, what is omitted, and what stays undecided.

One of the most typical problems 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 totally selected at agreement time,

such as tile, lighting, appliances, pipes components, cabinetry hardware, or landscaping. Allowances are not naturally bad. They are frequently required. The problem comes when they are unrealistically low.

A kitchen device allowance of \$12,000 might be reasonable for one home and entirely inadequate for another. A lighting allowance can disappear rapidly when ornamental fixtures, under-cabinet lighting, exterior sconces, recessed cans, dimmers, and smart controls are all included. Tile is another location where property owners are frequently stunned. The cost distinction between a basic 12-by-24 porcelain tile and a handmade zellige tile affects not just material cost, however also labor, layout time, waste, and often substrate preparation.

Ask the builder how they set allowances. Do they base them on your mentioned expectations, previous projects, provider quotes, or generic placeholders? Will you get a line-item budget plan? How often is it upgraded? What takes place if choices surpass the allowance? Will you see invoices or supplier confirmations?

The finest builders welcome spending plan discussions because they know cash becomes more emotional when it is unclear. If a proposal is much lower than others, do not assume you discovered a deal. Ask what is missing. Low quotes can come from performance, however they can likewise come from insufficient scopes, thin allowances, left out site work, or assumptions that will surface later on as change orders.

Who will really handle the job?

The individual who sells the task might 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 as soon as construction begins. Will there be a dedicated task supervisor? A site superintendent? How typically will that person be on site? The number of other projects will they be managing at the exact same time?

Custom homes require close supervision due to the fact that small choices stack up quickly. Framing details 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 coordinating those information, the property owner may not see the repercussions till it is costly to fix them.

A competent remodeling contractor or custom builder comprehends sequencing. They understand when the plumbing professional needs last fixture specifications, when the cabinet shop requires appliance cut sheets, when the electrical expert needs lighting choices, and when the tile installer needs niche areas and drain options. The house owner does not need to handle every trade, but somebody does.

I have actually seen tasks stay calm through difficult weather condition, delayed materials, and design changes due to the fact that the superintendent kept tidy notes and held trades responsible. I have actually likewise seen easy tasks become disorderly since nobody owned the schedule. Management is not paperwork for its own sake. It is the distinction between momentum and drift.

How do you communicate during construction?

Communication design can make or break the experience. Some builders utilize construction management software application with schedules, selections, photos, change orders, and messages in one location. Others rely on e-mail, telephone call, and weekly meetings. Either approach can work if it corresponds and documented.

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

decisions are taped. A spoken approval in the driveway may feel effective, but six weeks later on no one might remember 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 experienced builder has had a footing examination delayed by rain, a backordered window, a failed compaction test, a framing dispute, or **General contractor** a trade error. The issue is not whether issues will occur. They will. The issue is whether the builder reports them promptly, provides choices, explains cost and schedule effect, and documents the decision.



A property owner must also be honest about their own communication needs. If you desire in-depth descriptions and time to examine choices, say so. If you travel frequently, establish who can authorize urgent items. If both partners or partners should authorize modifications, inform the builder before the first modification order. Great communication is a shared discipline.

What is included in your contract?

A custom home contract need to specify enough that both celebrations comprehend the offer. It ought to specify the scope of work, contract price or rates method, payment schedule, allowances, exemptions, modification order procedure, insurance coverage requirements, conflict resolution, guarantee terms, and estimated schedule.

There are several common prices structures. A fixed-price contract offers the homeowner a specified rate for a specified scope, though changes and allowances can still impact the final cost. A cost-plus contract charges the real expense of work plus a builder fee or portion. Some builders utilize a hybrid technique, especially when strategies are comprehensive however particular choices or site conditions remain open.

No pricing technique is immediately best. Fixed-price contracts can provide cost certainty, however the builder should include enough contingency to cover danger. Cost-plus contracts can be transparent, but they require trust, documentation, and clear meanings of reimbursable expenses. What matters is whether the method suits the task and whether you understand how the builder makes money.

Before signing, ask these contract questions in plain language:

1. What exactly is included in the cost, and what is excluded?

2. How are allowances handled if we spend less than the allocated amount?
3. What markup applies to change orders, products, and subcontractor work?
4. What documents will we receive with each payment request?
5. What takes place if concealed conditions or code requirements increase the scope?

That is the first of only a few moments at the same time when you have maximum leverage and minimum expense exposure. Utilize it. If an agreement is vague, ask for clarification in composing. A professional builder will not be upset by careful review. They will generally prefer it due to the fact that ambiguity produces dispute later.

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

Licensing requirements differ by state, county, and municipality. Some locations need a general contractor license. Others [Bathroom remodel](#) have registration systems or different requirements for plumbing, electrical, HVAC, septic, or specialty trades. Do not presume a builder is properly certified since they have a site, a truck, or a portfolio.

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

Permitting is another location where experience matters. A builder knowledgeable about the local structure department often knows the typical review issues, inspection expectations, and documentation requirements. That does not imply they get special treatment. It means they understand how to submit complete details and prevent preventable delays.

For rural or uncommon websites, ask about environmental constraints, access authorizations, utility easements, driveway grades, fire department requirements, and soil conditions. A lovely lot can carry concealed costs. Rock excavation, long energy runs, bad drain, expansive soil, tree defense, and septic limitations can change a spending plan considerably. The ideal builder will encourage due diligence before you commit too deeply.

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

References matter, but curated references have limits. Every builder can normally produce a few pleased clients. Request current customers whose tasks resemble yours. If possible, request for one client whose home was finished a minimum of a year back. A homeowner's point of view modifications after they have lived through a full cycle of seasons, utilized the heating and cooling system heavily, enjoyed drain during storms, and contacted the builder for guarantee items.

When you speak to recommendations, listen for specifics. Did the builder return calls? Was the task website organized? Were billings clear? Did the last expense line up with expectations? How did the builder manage errors? Would they hire the same builder again?

The most beneficial referral conversations typically include a time out before the answer. No task is best. If a past customer states, "We had a couple of concerns with cabinet shipment, but the builder informed us early and worked around it," that is a reputable favorable sign. If every response sounds rehearsed, keep digging.

You can also ask providers and trade partners, thoroughly and respectfully, about a builder's credibility. Lumberyards, cabinet shops, window suppliers, and specialized trades often know which builders pay on time,

schedule reasonably, and treat individuals well. A builder who preserves strong trade relationships is most 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 competent trades. The builder coordinates excavation, concrete, framing, roof, plumbing, electrical, A/C, insulation, drywall, trim, kitchen cabinetry, tile, flooring, painting, and more. Even builders with in-house crews count on subcontractors for specialized work.

Ask whether the builder utilizes the very same subcontractors routinely or quotes every task to the most affordable offered trade. Constant trade relationships typically produce much better quality and smoother scheduling. Trades who know a builder's requirements are more likely to prepare ahead and remedy concerns rapidly. Lowest-bid trade choice may reduce in advance expense, but it can increase supervision demands and quality risk.

That stated, commitment must not imply complacency. Ask how the builder evaluates trade performance. Do they check work before calling for municipal inspections? Do they keep back payment till punch products are fixed? Do they require trades to protect finished surfaces? Do they impose job-site tidiness and safety?

The quality of a home depends greatly on what gets covered. Flashing, air sealing, waterproofing, framing connectors, duct sealing, and subfloor attachment are not attractive, however they form toughness and comfort. A builder who only speaks about countertops and cabinet surfaces might not be focused enough on the structure envelope and mechanical systems.

How do you handle selections and deadlines?

Selections are where many custom home schedules lose time. Property owners often think finishes can be chosen later, and in some cases they can. However "later" arrives faster than expected.

Windows may require to be bought before framing starts. Plumbing valves must be picked before rough-in. Device requirements affect cabinet design, electrical circuits, gas lines, ventilation, and in some cases framing. Tile options impact shower design, drain positioning, niche sizing, and shift details. Exterior materials impact weather condition barriers, flashing, and trim dimensions.

Ask the builder for a choice schedule. It needs to reveal when choices are required, not just when items are installed. A tub might be set up months before the bathroom looks completed. A range might not arrive till near completion, but the cabinet maker and electrical expert need its requirements much earlier.

This is especially essential if your dream home consists of functions influenced by a kitchen remodel or bathroom remodel you have appreciated online. Photos seldom show the preparations and coordination behind the completed room. A large-format porcelain shower, for example, might require a specialty installer, more powerful substrate planning, and careful component positioning. A built-in refrigerator requires exact opening measurements and ventilation clearances. A custom variety hood may need early coordination between cabinets, HEATING AND COOLING, and electrical trades.

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



What takes place when we alter our minds?

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

Some changes 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 schedule, or style disputes. Each change needs to be documented with a description, expense, schedule impact, and approval before work earnings whenever possible.

Ask how the builder rates alter orders. Exists a markup? Exists an administrative fee? Are credits managed at the very same markup as additions? If a modification decreases work, will you receive the full savings minus recorded costs currently incurred, or exists a various formula?

Timing matters. Moving a wall on paper may be low-cost. Moving it after framing, electrical rough-in, pipes, and heating and cooling work might trigger a number of trades and inspection delays. A builder must have the ability to discuss those ripple effects without sounding defensive.

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

How do you protect quality during the build?

Quality control must not be reserved for the final punch list. Already, many important information are concealed behind drywall, siding, tile, or paint.

Ask the builder what evaluations they carry out beyond required municipal evaluations. Structure inspectors inspect code compliance, but code is the minimum legal requirement, not a custom quality standard. A home can pass evaluation and still have careless finish work, weak air sealing, bad tile layout, or irregular trim reveals.

An excellent builder has internal checkpoints. They may review foundation dimensions before framing, verify window flashing before siding, check rough mechanicals before insulation, check drywall before paint, and walk cabinets before countertops are templated. They might use blower door testing, duct leak testing, or third-party envelope inspections depending on the home and local energy requirements.

You do not need to end up being a construction professional, but you must ask how quality is measured. If the answer is "we use good individuals," keep asking. Good individuals still need requirements, supervision, and accountability.

How do you manage energy performance and comfort?

A custom home ought to do more than look excellent on move-in day. It needs to live well. Comfort depends upon insulation, air sealing, window performance, a/c design, wetness management, ventilation, and orientation. These elements are frequently less noticeable than floor covering or counter tops, but they form daily satisfaction.

Ask whether the HVAC system is created utilizing proper load computations instead of rule-of-thumb sizing. Extra-large systems can short-cycle, leaving spaces damp or irregular. Undersized systems struggle during temperature level extremes. Ask how fresh air ventilation is dealt with, particularly in tighter homes. Ask about insulation types, air sealing methods, attic design, basement or crawl area conditioning, and window specifications.

Energy upgrades include compromises. Triple-pane windows might make sense in some climates and budgets, while premium double-pane windows with much better air sealing may deliver more value somewhere else. Spray foam insulation can perform well when set up correctly, but it should be paired with appropriate ventilation and moisture preparation. [Kitchen remodel](#) Solar preparedness might deserve going over even if panels are not installed immediately.

A thoughtful builder will not push every upgrade. They will help focus on based upon environment, spending plan, style, and long-term strategies. The goal is a home that feels quiet, dry, efficient, and comfortable, not just one that checks a marketing box.

What does the service warranty actually cover?

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

A new custom home usually consists of warranties on workmanship, materials, systems, and structural elements, however terms differ extensively. Some warranties are supplied straight by the builder. Others originate from makers or subcontractors. Appliances, roof, windows, a/c equipment, plumbing fixtures, and finishes may each have separate service warranty terms.

Ask how guarantee demands are submitted and how quickly they are attended to. Ask whether there is an 11-month warranty walk before the first year ends. Many homes experience small settlement cracks, nail pops, door changes, caulk separation, or seasonal movement throughout the first year. A structured guarantee procedure helps deal with these products efficiently.

Also ask what is not covered. Property owner maintenance matters. Caulking, grading, filter changes, humidity control, gutter cleansing, and correct usage of ventilation fans all impact efficiency. An expert builder should describe maintenance duties without utilizing them as an excuse to prevent legitimate service warranty work.



The warranty discussion exposes the builder's attitude after final payment. You desire 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 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.