# Horn Consulting & Building

Builder Qualification Packet

Slogan: Designed for Living. Built for Legacy.

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# 1. About Horn Consulting & Building

Horn Consulting & Building is a Houston-based residential construction company founded by Corey Horn - a native Houstonian with a deep love for the city and its people. Established in 2020, the company was born from a desire to not only build homes, but to help rebuild and reinvest in the very communities that shaped him, including Sunnyside and the Third Ward.  
  
With a hands-on builder mindset, Corey brings transparency, quality, and heart to every project - from custom homes to full-gut flips. Whether it's a new start for a family or an investment opportunity in a historic neighborhood, every home is crafted with care and built for legacy.

# 2. Quick Stats

Established: 2020

Houston-Based Projects Completed: 5+ full remodels

Active Project Value (2024-2025): $1.2M+

Neighborhood Focus: Sunnyside, Third Ward, Greater Heights

Project Types: Custom homes, gut rehabs, exterior overhauls

All Crews & Subs: 100% Houston-based

Completion Rate: 100% of builds delivered or active

Average Build Timeline: 3-8 months

Registered Builder: City of Houston (pending)

# 3. Our Process

Initial Consultation: Every project starts with understanding your vision and budget.

Site & Project Evaluation: We inspect the structure, site layout, and build requirements.

Design & Planning: Plans turn into structures - designed for lifestyle, budget, and buildability.

Permits & Pre-Construction: Before the first nail - permits, logistics, and pre-build prep are locked in.

Construction Begins: From framing to finish, we manage every step and every crew.

Final Walkthrough: We walk every project with you to make sure it's move-in or market ready.

Delivery & Legacy: The result? A space designed for living, built for legacy.

# 4. Standard 6-Phase Draw Schedule

|  |  |  |
| --- | --- | --- |
| Phase | Description | % of Loan |
| Draw 1 | Foundation: Site work, excavation, slab/foundation pour | 10–15% |
| Draw 2 | Framing: Walls, roof framing, sheathing | 15–20% |
| Draw 3 | Mechanical Rough-Ins: Plumbing, HVAC, electrical | 20–25% |
| Draw 4 | Exterior Finishes: Windows, doors, siding, roofing | 15–20% |
| Draw 5 | Interior Finishes: Drywall, flooring, paint, cabinets | 15–20% |
| Draw 6 | Final Punch & Delivery: Fixtures, appliances, inspection sign-off | 5–10% |