

FRANCHISE OPPORTUNITY

HouseMaster®

Home Inspections

a neighborly company

**Your Premier
Franchise
Opportunity
Is Right Here**

TAKE A CLOSER LOOK



WHO WE ARE

Providing the industry-leading experience in home inspection services since 1971, HouseMaster® is a premier brand in the field. We've **helped thousands of homebuyers and sellers** make informed decisions by consistently offering the highest-rated inspections in the category.



200+
franchise locations
in North America



55+
years of
experience



96%
customer satisfaction
*The highest rating in our industry
per Net Promoter Score¹*

Since 1979, we've been franchising and currently have over 200 locations throughout North America. But the HouseMaster story isn't about being the best for the sake of growing a great business — though that's a welcome byproduct. Instead, it's about being the best for the people within it.

For over 55 years, we've made the right moves to help our company and every franchise owner who calls HouseMaster home thrive. Through the established systems that put us at the top of our industry, **we provide owners a gratifying opportunity to build a franchise business** they and their families can rely on for generations. Add in the experience of our leadership and strength of our company culture, and it's no wonder at all why over 50 franchise locations have been in the system for 10+ years and our franchise owner satisfaction ratings are through the roof. It just works.



If you have good customer service and marketing skills and experience, you can make it in this business. The trade can be taught.

Kathy Horstman
Sioux Falls, SD, Franchise Owner

We Set Today's Standards

While no industry is without competition, the fact is the space is fragmented and none can match our history or longevity. At HouseMaster, **we're known as the industry innovators that pioneered** many of the home inspection procedures that have since become the industry standard — and we're still winning awards for it today. In the day-to-day, that legacy means the realtors we connect with are thrilled to mention us to buyers, and those buyers feel confident stepping into their new homes because they know exactly what they've bought. With 85% of homes sold in the U.S. involving home inspection² and growth in the US home inspection market projected to rise in coming years, the need for quality home inspection is here to stay.²



Learn more at franchise.housemaster.com

1. Score reported on Net Promoter Score Surveys in 2023. We asked 48,482 about their experience with HouseMaster. 16% responded, with 96.5% of those would recommend us to family and friends. 2. American Society of Home Inspectors (ASHI).

OWNERSHIP MODEL

Whether you're already a home inspection expert or you've never even considered the need for the service, the HouseMaster franchise opportunity is packed with undeniable benefits that check all the right boxes.

✓ Strong Brand and Team

Industry-leading customer service scores, strength of the brand, and heritage paired with a focus on industry innovation provide HouseMaster owners with marketplace advantages that cannot be replicated by newer players.

✓ Buy-Then-Scale Model

Build and grow with relatively low initial investment paired high long-term revenue potential and longevity. 38 of our franchise owners have bought additional territories.¹

✓ Growth and Longevity

A large percentage of our franchise owners have been with HouseMaster for years, and have capitalized on the growth of the home inspection industry.

✓ Get Started Quickly

Low overhead, enabling you to work from anywhere without the need for accounts receivable, inventory, office space, or prior industry experience.



You're Not in This Alone

As a franchise owner, you'll have a leg up on competitors as well as friends in all the right places.

- **Sure Start:** Our Sure Start program takes you through classroom-style sales and marketing training and hands-on home inspection instruction, so you know how to manage every aspect of your business.
- **Staying Connected:** Get ongoing training and guidance from a dedicated Franchise Business Coach, and strategize with other accomplished HouseMaster franchise owners at regional and national gatherings and workshops.
- **Finding the Right People:** Take advantage of an industry-leading hiring and onboarding platform to find credentialed home inspectors when you're ready to grow your team.
- **Marketing Support:** Print and digital marketing collateral and innovative implementation strategies help boost your visibility among real estate professionals, homebuyers and sellers alike in your community.
- **Help From Our Friends:** A family of key partnerships inside and outside the Neighborly® family helps grow our reputation as the best provider of home inspection services in the country.



There is something special about owning a HouseMaster franchise. A unique community that fosters camaraderie across other HouseMaster owners; to truly helping our valued clients feel confident they have the correct information they need to make an informed decision when purchasing or selling a property. Being a HouseMaster owner isn't just about running a business; it's about serving our clients with integrity and ensuring their peace of mind.

Kyle Coe

Jacksonville Beach, FL, US Navy Veteran and Franchise Owner

1. Internal company statistic.



WHY CUSTOMERS CHOOSE US

Top real estate professionals know that when their homebuyer or seller chooses HouseMaster, their client is in good hands.

96% Customer Satisfaction¹

We're the premier home inspection franchise company in North America and the highest rated in our industry in terms of both customer and franchise owner satisfaction. Real estate professionals, homebuyers, and sellers alike know they can trust a company with a longstanding reputation for excellence.

HouseMaster Understands

We focus on providing superior customer service with a comforting, approachable attitude — a.k.a. bedside manner coupled with the knowledge to ensure accuracy. We also know real estate transactions are time sensitive and expensive, so we offer fast turnarounds and post-inspection offers on the services and big purchases our customers need with their move to help save them time and money.

Technology Focused

Our franchise owners have access to powerful inspection tools, leading assessment offerings, an advanced client communication platform, and in development data visualization tools. Our system is designed to reduce human error and maximize the value of each home inspection we perform.

Certified Professionals

Whether they're hired employees or the franchise owners themselves, every HouseMaster inspector has access to National Institute of Building Inspectors training to prepare for certification. It's a faster and more cost-effective way to receive their certification, and it's all part of the HouseMaster franchise process.



We're Here to Do Good Business

At HouseMaster, we strive to make the home-buying experience as worry free as possible for our customers. We also go above and beyond to provide aspiring business owners one of the most desirable franchise opportunities in the home inspection industry.

And now, as we find our place in the Neighborly family of premier home service brands, we count ourselves among the ranks of the country's most successful, values-driven home service brands — a partnership that promises to empower us to reach even further for franchise owners, realtors, and homebuyers than ever before.

1. Score reported on Net Promoter Score Surveys in 2023. We asked 48,482 about their experience with HouseMaster. 16% responded, with 96.5% of those would recommend us to family and friends.

RESOURCES AND SUPPORT

The Neighborly Advantage

With more than 40 years of experience, 28 brands, and over 5,500 franchise locations, Neighborly provides the scale and foundation to support continued improvement across the system.

Today, franchise owners operate within a connected and evolving platform that supports both national consistency and local execution. Shared marketing capabilities, proprietary technology, operational tools, and performance insights help simplify decision-making and daily operations. Together, these capabilities reflect a professionally supported platform that franchise owners can leverage as they launch, operate, grow, and manage their local businesses.



5,500+
franchise locations

\$4.6B
systemwide revenue



Marketing Tools

HouseMaster® and Neighborly® provide franchise owners with **access to a modern marketing platform** designed to support local demand generation and customer retention. A **centralized team** develops strategy, campaign frameworks, creative assets, and planning tools that owners can use to activate marketing in their markets.

At the local level, franchise owners have access to performance-focused tools, customizable resources, and guidance to help attract new customers and stay connected with existing ones. **Individualized support** is available to new owners and franchise business owners who want assistance applying these tools based on their goals, experience, and local conditions to help to boost engagement and success.

Rebates and Discounts

Through **ProTradeNet**, HouseMaster owners gain access to pricing discounts and rebates from **over 250 vendors**. This results in savings on a wide variety of products and services including equipment, supplies, consumer financing, employee benefit plans, software programs, and much more.

Collaborative Network

Through Neighborly's powerful network, HouseMaster franchise owners can **build relationships with other owners** both locally and nationwide to share ideas, best practices, and expertise. We truly believe we are stronger together — and franchise owners can count on a **network of support** throughout their business ownership journey.

Neighborly Code of Values: We Live R.I.C.H.



Respect

Showing respect for
all people



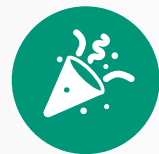
Integrity

Acting with integrity
in all dealings



Customers

Serving customers
with enthusiasm



Having Fun

And having fun
in the process

OUR FRANCHISE RELATIONSHIP

Our franchise owners know the important work of home inspection can't be outsourced or automated because, **more than being about checking items off a list, what we do is about heart.** That's why, while some of our franchise owners had previous experience in real estate, construction, or contracting, what really counts in this business is passion for homes, the desire to succeed, and the personal confidence to communicate findings with customers and manage a team.



HouseMaster brings together franchise owners from a range of diverse career backgrounds, but they all share a few common traits. Do you have the right stuff?



Business Acumen

Running a franchise requires skill, experience, and knowledge related to the various facets of business, especially sales and marketing. You don't have to be a proven all-around business expert, but the more experience you have, the better.



Bedside Manner

What we do is driven by care. We need owners who find joy in building and maintaining relationships and approaching fellow franchise owners, local real estate professionals, and every customer with compassion.



Love of Home

Everyone in the HouseMaster system is motivated by a strong interest and sometimes inexplicable love for the design, architecture, structure, and maintenance of a home. We love houses. And we think you should, too.

Investment Overview

Our ownership model involves a low cost of investment relative to the revenue potential.

\$73,878-\$132,689
estimated initial investment range¹

Ask us about financing options that might be available.

- Desirable territories available with room to grow
- \$25,000 in available liquid capital required
- \$150,000 minimum net worth
- We proudly offer active or retired military members who were honorably discharged a \$6,000 discount off the initial franchise fee via VetFran²
- Up to \$3,000 discount to qualifying firefighters, law enforcement, emergency medical technicians and personnel, teachers and educational administrative staff.²

Maximized Revenue Potential

\$138,881

Average Gross Sales
for 1-Unit Owner³

\$244,470

Average Gross Sales
for 2-Unit Owner³

\$614,073

Average Gross Sales
for 3-Unit Owner³

\$696,024

Average Gross Sales
for 4 to 9 Unit Owner³

1. Figures represent the estimated initial investment range for a single territory. See Item 7 of the HouseMaster SPV LLC 2026 Franchise Disclosure Document for more detailed information. 2. See Item 5 of the 2026 HouseMaster SPV LLC FDD. 3. All figures are based on annual Gross Sales as provided by Reporting Businesses during the Reporting Period of January 1, 2025 through December 31, 2025. Refer to Item 19 of the 2026 HouseMaster SPV LLC FDD for full details. For 1-Unit Owner: Based on 71 Reporting Businesses, 25/(35%) achieved the average. For 2-Unit Owner: Based on 13 Reporting Businesses, 8/(62%) achieved the average. For 3-Unit Owner: Based on 13 Reporting Businesses, 5/(38%) achieved the average. For 4 to 9-Unit Owner: Based on 7 Reporting Businesses, 4/(57%) achieved the average. 4. Internal company statistic.



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We're Happy We Found You

We have desirable territories still available nationwide, but they're going fast. Take a step toward the lifestyle you deserve with a HouseMaster franchise opportunity.

To learn more about **joining the HouseMaster community** and starting your successful business, contact us now at:

833-439-0311 or
franchise.housemaster@nbly.com

You can also get **more information** about HouseMaster at:

franchise.housemaster.com

This advertisement should not be construed as an offer to sell any franchises. The offer of a franchise can only be made through the delivery of a franchise disclosure document by or on behalf of one of the Neighborly brands 1010 N. University Parks Dr. Waco, TX 76707, 254-745-2444. In addition, certain states regulate the offer and sale of franchises. We will not offer you a franchise unless and until we have complied with applicable pre-sale registration and disclosure requirements in your state. The filing of an application for registration of an offering prospectus or the acceptance and filing thereof by the NY Department of Law as required by NY law does not constitute approval of the offering or the sale of such franchise by the NY Department of Law or the Attorney General of NY.