

## FRANCHISE DISCLOSURE DOCUMENT

DBR FRANCHISING, LLC  
(A Delaware Limited Liability Company)  
d/b/a HouseMaster

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# HouseMaster®

Home Inspections Done Right

The HOUSEMASTER franchisee will perform building inspection and related services for customers.

The total investment for a HOUSEMASTER franchise ranges from ~~\$6160,100~~ to ~~\$107,9006,400~~. This includes the \$42,500 initial franchise fee, and \$0 to \$15,000 paid to our affiliate NIBI for licensing compliance services.

This disclosure document summarizes certain provisions of your franchise agreement and other information in plain English. Read this disclosure document and all accompanying agreements carefully. You must receive this disclosure document at least 14 calendar days before you sign a binding agreement with, or make any payment to, the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

You may wish to receive your disclosure document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Marge Hall, 850 Bear Tavern Road, Ste 303, Ewing, NJ 08628, (732) 823-4216. The terms of your contract will govern your franchise relationship. Don't rely on the disclosure document alone to understand your contract. Read all of your contract carefully. Show your contract and this disclosure document to an advisor, like a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this disclosure document can help you make up your mind. More information on franchising, such as a "*A Consumer's Guide to Buying a Franchise*," which can help you understand how to use this disclosure document, is available from the Federal Trade Commission. You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, D.C. 20580. You can also visit the FTC's home page at [www.ftc.gov](http://www.ftc.gov) for additional information. Call your state agency or visit your public library for other sources of information on franchising.

There may be laws on franchising in your state. Ask your state agencies about them.

Issuance date: November 20, 2013

## ITEM 1

### THE FRANCHISOR AND ANY PARENTS, PREDECESSORS AND AFFILIATES

The franchisor is DBR FRANCHISING, LLC, d/b/a HouseMaster. To simplify the language in this Franchise Disclosure Document “DBR” means DBR FRANCHISING, LLC, the franchisor “You” means the person or entity who buys the franchise. If you are a partnership, corporation or other entity, “you” includes your owners. DBR is a Delaware limited liability company doing business under the name “HOUSEMASTER”. The principal business address of DBR is 850 Bear Tavern Road, Ste. 303, Ewing, NJ 08628. DBR was organized in the State of Delaware on July 14, 2008. DBR has a second business address at 422 North 300 West, Salt Lake City, UT 84103 where certain managers and officers are based.

Our parent is The Randy Larsen Family Trust (“Parent”). The Randy Larsen Family Trust was created on August 13, 2007 and is located at 14942 S Vintage View Court, Draper, Utah 84020. The Randy Larsen Family Trust is also the parent for our affiliates EarthFruits Operations, LLC and HYTS, LLC, as identified below. Our Parent does not operate a business similar to the type being franchised and does not offer, and has never offered, franchises in any line of business.

~~DBR does not have a parent.~~

DBR's predecessor is HMA Franchise Systems, Inc. (“HMA”). HMA is a New Jersey corporation that was doing business under the name “HOUSEMASTER” with a principal business address of 421 West Union Avenue, Bound Brook, New Jersey 08805. HMA was incorporated in the State of New Jersey in 1979 under the name HouseMaster of America, Inc and changed its corporate name to HMA Franchise Systems, Inc. on September 15, 2003. Certain of HMA's assets were purchased by DBR on August 11, 2008. HMA is no longer doing business but is still in existence. HMA did not operate a building inspection business. However, Ken Austin, HMA's founder and former Chairman owned and operated a building inspection business from 1971 to October 2001, and Kathleen Kuhn, HMA's former and DBR's current former President has had an ownership interest in a HOUSEMASTER building inspection business from October 2001 to the present. HMA offered franchises for the operation of a building inspection and related services business using the HOUSEMASTER Method from September 1979 to August 2008. It did not grant franchises in any other line of business.

DBR has several affiliates that require disclosure in this Disclosure Document (collectively our “Affiliates”). Our Affiliates do not operate businesses similar to the type being franchised and, except as expressly stated in this Item 1 none of our Affiliates offer franchises in any other line of business. DBR does not currently have any affiliates offering franchises in any line of business or providing products or services to HOUSEMASTER franchisees.

Two affiliated companies of DBR through common ownership are Sopra Capital, LLC and Sopra Capital II, LLC (collectively referred to herein as “Sopra Capital”). Sopra Capital is a private equity and management firm focused on the acquisition and development of established franchise brands that are poised for growth. Its principal business address is 422 North 300 West, Salt Lake City, UT 84103. Certain managers and officers of DBR are also managers and officers of Sopra Capital and there is currently a management agreement between the 2 companies. Pursuant to this management agreement, Sopra Capital provides management services to DBR, which includes,

among other things, advice and guidance on sales, operations and financial performance. Sopra Capital also provides similar management services to DBR's affiliates. Sopra Capital has never operated a building inspection business and has never offered franchises for the operation of a building inspection and related services business. Sopra Capital has not granted franchises in any other line business but fully anticipates managing and/or acquiring other franchise concepts within the coming months and years.

A wholly owned subsidiary of Sopra Capital is Sopra Brands, LLC ("Sopra Brands"), a Utah limited liability company with a principal place of business at 422 North 300 West, Salt Lake City, UT 84103. Sopra Brands is an administrative services company that provides payroll, benefits and other administrative services to franchise systems pursuant to administrative services agreements. Employees of Sopra Brands perform day-to-day operations for franchise systems, including DBR and its affiliates. Sopra Brands does not offer and has never offered franchises of any kind. On December 15, 2013, our Parent, Sopra Capital, LLC and other controlling parties intend to dissolve Sopra Brands and Sopra Capital II, LLC and to replace them with Sopra Management Services, LLC, a Delaware limited liability company formed on November 13, 2013, that will provide similar administrative services and management functions.

We have two current affiliates through partial common ownership that offer or have offered franchises.

~~An affiliate of DBR through partial common ownership is Peak Brands, LLC ("Peak Brands"). Peak Brands is the parent corporation for three wholly owned subsidiaries, each of which is a franchisor. The principal place of business of Peak Brands and its subsidiaries is 422 North 300 West, Salt Lake City, UT 84103. HOGI YOGI Franchising Systems, LLC grants HOGI YOGI® franchises to sell sandwiches, frozen yogurt, smoothies and related items to the general public through a separate Franchise Disclosure Document. HOGI YOGI Franchising Systems, LLC acquired the rights to the HOGI YOGI franchise system in May 2009. Its predecessor (unrelated to DBR or Sopra Capital) offered franchises from 1993 to 2009. HOGI YOGI Franchising Systems, LLC has not yet offered HOGI YOGI franchises.~~

#### Our affiliate

HYTS, LLC is a Utah limited liability company formed in June 2013 located at 422 North 300 West, Salt Lake City, Utah 84103 ("HYTS"). HYTS is the franchisor of the TERIYAKI STIX® and HOGI YOGI® franchise system of quick service restaurants that serve TERIYAKI STIX® Asian-style food and HOGI YOGI® sandwiches, frozen yogurt, smoothies, and related items. HYTS acquired the rights to the TERIYAKI STIX® franchise system in June 2013. Its predecessors are our former affiliates Teriyaki Franchising Systems, LLC a Utah limited liability company formerly located at 422 North 300 West, Salt Lake City, Utah 84103 ("Teriyaki Stix") and HOGI YOGI Franchising Systems, LLC ("Hogi Yogi"). Teriyaki Stix never offered franchises and was dissolved effective September 26, 2013. grants Teriyaki Stix® and Teriyaki Stix Express™ franchises to sell quick service Japanese style food and related items. Teriyaki Stix Franchising Systems, LLC acquired the rights to the Teriyaki Stix franchise system in May 2009. Its predecessor (unrelated to DBR, our Parent, or Sopra Capital) offered franchises from 1995 to 2009. Teriyaki Franchising Systems, LLC began offering franchises for the first time in 2010. HOGI YOGI acquired the rights to the HOGI YOGI® franchise system in May 2009. Its predecessor (unrelated to DBR, our Parent, or Sopra Capital) offered franchises from 1993 to 2009. HOGI YOGI never offered HOGI YOGI franchises and was dissolved effective September 26, 2013. As of the date of this Disclosure Document December 31, 2012, HYTS is not offering franchises and does not offer, and has not offered, franchises in any other line of business. As of June 30, 2013

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