



VISITOR VIEWING PROPERTY WITH DANGEROUS CONDITIONS

WAIVER AND AGREEMENT

PROPERTY ADDRESS: 32909 Rim of the World Dr, Running Springs, CA 92382 (the "Property")

The undersigned individuals ("Visitors") desire to enter onto the Property in their capacity as either a prospective purchaser, real estate professional, vendor, inspector, service provider, or for other purposes related to the prospective sale of the property.

VISITORS ARE ADVISED THE PROPERTY APPEARS TO HAVE CERTAIN DANGEROUS OR POTENTIALLY DANGEROUS CONDITIONS AS DESCRIBED BELOW:

☐ **MOLD** — The Property contains mold or mold-like substances which may pose health and/or safety risks to Visitors entering the Property.

☒ **CONSTRUCTION ZONE** — The Property is currently under construction (or substantial remodel) and should be considered a "construction zone." Entering the Property may subject Visitors to health and/or safety risks, and exposure to environmental hazards. Visitors are cautioned of the following potentially dangerous conditions, among others: uneven/unfinished floors and surfaces; stairs or railings missing or under construction; equipment, tools, materials and cords lying around, and other potential tripping hazards; landscaping being excavated and resurfaced.

☐ **FIRE & SMOKE DAMAGE** — The Property has damage from a fire, potentially including but not limited to structural damage, weakened floors, ceilings, walls and stairs, as well as debris, unknown dangerous conditions, toxic and other environmental hazards.

☒ **OTHER DANGEROUS CONDITIONS** — Visitors are cautioned that the Property contains dangerous conditions for anyone entering upon the Property including but not limited to:

Because of potential trip or fall hazards, the buyer and buyers agent assume all liability in the event of a fall or injury. Please use an abundance of caution. The seller and sellers listing agent will be held harmless from any claims or damages.

☐ **ATTACHED DOCUMENTS** — See attached report or addendum regarding dangerous conditions.

☐ **ATTACHED AGENT VISUAL INSPECTION DISCLOSURE (AVID)** — See AVID regarding material facts, which may include dangerous conditions.

**ASSUMPTION OF RISK:**

Visitors understand, acknowledge and agree that they have been advised of the potential risks, that they will assume all risks in entering the Property, and agree to take extra precautions as they deem necessary while at the Property to protect themselves from these risks which could cause health and safety issues. If Visitor is unwilling or unable to take on these risks, Visitor is advised NOT to enter the property. Visitors also understand, acknowledge and agree that they have the right to review this Agreement with their own legal advisors.

In consideration of being shown the Property, the undersigned agree to hold Seller, the Seller's Broker and Agent, and any and all other real estate professionals, harmless from any and all claims, causes of action, damages of any kind, injury or liability arising out of, relating to, or as a result of, the condition of the Property and/or the undersigned's voluntary choice to enter and view the Property.

 Visitor

 Date

 Visitor

 Date

 Visitor

 Date

 Visitor

 Date

Alea A. Reyes

 02/18/2026

Seller/Rental Property Owner

Date

 Seller/Rental Property Owner

 Date

Lisa Bolanos JD

 02/13/2026

Listing Agent

Date