

The 7 Most Dangerous Conditions on Residential Property That Can Get you Sued!

1. Animals that cause injury to guests – Remember, Missouri is a strict liability state and there are no “free bites.”
2. Pools – These are an “attractive nuisance” and an owner must take precaution that guests are not injured enjoying a swimming pool.
3. Trampolines – Another “attractive nuisance” which can injure or kill young users. Make sure to warn guests of the hazards associated with using your trampoline.
4. Poorly maintained decks – Rotten wood or unsafe railing can result in falls. You have a duty to make sure your decks are safe when guests are present.
5. Uneven surfaces – Raised gaps in the joints between sidewalk concrete slabs can create a tripping hazard, resulting in fractures and knee injuries.
6. Poor lighting conditions – Inadequate lighting in stairwells can create a dangerous condition, resulting in falls.
7. Snow and Ice – You may have no duty to remove naturally accumulating snow and ice, but if an owner does make an effort to remove either, they must do a good job.



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