

K5 Concrete Safety – Trip Hazard Liability Risk Report

Why Property Owners Are Being Sued in California

Trip-and-fall lawsuits are among the most common premises liability claims in California. Property owners, HOAs, apartment complexes, retail centers, and commercial properties can be held liable when known hazards are not identified and corrected.

Common Causes of Lawsuits

- Uneven sidewalks and lifted concrete from tree roots
- Cracked or broken sidewalks
- Damaged concrete stairs
- Missing or damaged handrails
- Parking lot potholes and pavement failures
- Poor lighting concealing hazards
- ADA access route violations
- Faded handicap and fire-lane markings

Potential Financial Exposure

- Minor injuries: \$5,000–\$25,000
- Fractures: \$25,000–\$150,000
- Surgical injuries: \$100,000–\$500,000+
- Permanent disability: \$500,000–\$2,000,000+

Highest-Risk Areas for Apartments, HOAs & Commercial Properties

1. Raised sidewalks from tree roots
2. Cracked or spalled concrete stairs
3. Walkway height differences over 1/2 inch
4. Missing stair safety markings
5. ADA compliance deficiencies
6. Handicap parking access issues
7. Fire lane and curb marking deterioration

Free K5 Concrete Safety Inspection Includes:

- Site walk-through
- Hazard identification report
- Photographic documentation
- Risk ranking of defects
- Repair recommendations and budget planning

Protect Your Property Before a Claim Happens.

Schedule a free safety inspection and reduce liability exposure before an accident occurs.