Real Estate Agents and Managers Meeting Kit

WHAT'S AT STAKE

Being a real estate agent or manager might not seem like a high-risk job at first glance, but don't let the dress shoes and open houses fool you. You're constantly on the move: driving between properties, meeting with clients, climbing stairs in unfamiliar buildings, and walking through construction zones or vacant homes. It's a fast-paced environment where safety often takes a back seat to productivity.

The truth is that slips, trips, strains, and even personal security risks are real and common in this profession. One missed step on a wet driveway or an unsecured attic ladder could land you in the ER. And let's not forget that agents often meet strangers alone in empty properties, which can pose significant personal safety concerns.

WHAT'S THE DANGER

Real estate agents and property managers face a surprising number of risks on the job, often in places that don't seem dangerous at first. From physical injuries to personal safety threats, here's what can go wrong:

Slips, Trips, and Falls

- Uneven walkways, loose rugs, or wet floors in homes can cause falls.
- Open houses often involve stairs, unfamiliar layouts, or poorly lit areas, especially in vacant or staged properties.
- Rushing between appointments or walking while distracted increases the risk.

Fact: According to the CDC, falls are one of the leading causes of

injury-related emergency visits in workplaces that involve frequent walking and inspections.

Personal Safety Risks – Unfortunately, not everyone who contacts you has honest intentions. Real estate professionals, especially those meeting alone, are at risk.

- Meeting unknown clients at empty houses without verifying their identity can be dangerous.
- Open houses bring in a variety of strangers, some of whom may not be there to buy.
- There's also the risk of being followed, showings or having valuables stolen from your vehicle or bag.

Environmental Hazards

Real estate professionals often enter homes that haven't been cleaned, maintained, or lived in for months, sometimes years. These properties can expose you to hidden environmental hazards, such as mold, dust, pet dander, or even rodent droppings, all of which can trigger allergies or respiratory issues. In older or foreclosed homes, you might find broken glass, exposed nails, loose wires, or leftover construction materials that pose serious safety risks. Basements and attics may have poor ventilation, extreme temperatures, or low oxygen levels, especially if the utilities are off.

HOW TO PROTECT YOURSELF

Showing properties, especially vacant or foreclosed ones, isn't just about curb appeal; it's about staying alert and protecting your health and safety. Here's how to manage the risks and stay prepared for anything a property might throw your way.

Wear the Right Gear

You don't always need a hard hat, but basic protective gear can go a long way.

- Wear closed-toe shoes with good grip, especially when walking through basements, attics, or unfinished areas.

- Carry disposable gloves and a dust mask if you suspect mold, dust, or animal droppings.

Inspect Before Entering

Always do a quick safety check before stepping fully inside.

- Use your flashlight to check for hazards like loose floorboards, debris, or broken glass.
- Be alert for signs of squatters or animals—listen and look before walking through each room.

Ventilate and Step Back

If the space has been closed up for a while, open a window or door and let fresh air in before spending time inside.

- Avoid entering small spaces like closets or crawl spaces until they've aired out.
- If the property smells musty or chemical, don't ignore it, it could be a sign of mold or cleaning product residue.

Stay Connected and Share Your Location

Let someone know where you're going and when you expect to be done.

- Keep your phone charged and with you at all times.
- Consider using a safety app with a check-in feature for extra peace of mind.

Know When to Call a Pro

If you see signs of structural issues, exposed wiring, or possible biohazards like needles or animal waste, don't handle it yourself.

- manager or client and wait for professional cleanup or inspection.

Example

If you walk into a vacant home and see water damage near a ceiling vent, don't assume it's harmless. Step back, take a photo, and report it; there could be mold or compromised electrical wiring

above.

FINAL WORD

As a real estate professional, your focus is often on clients and closing deals, but your safety should never take a back seat. A few smart precautions can protect you from unexpected hazards in unfamiliar properties. Stay alert, be prepared, and always put your well-being first.