

CROW MANOR

Spooky House Tour

What to Expect • Guest Safety & Disclaimer • Participant Waiver

Version September 2026

EVENT DRAFT — Please have the final waiver reviewed by an Oregon attorney before publication or ticket-sale use.

1. What to Expect

Welcome to Crow Manor. Your visit is a timed-entry, walk-through spooky house tour featuring theatrical lighting, atmospheric effects, detailed sets, performers, and a story-driven experience inside a private residence.

Guest Information	Details
Location	2116 NE 18th Ave, Portland, OR 97212
Arrival	Please arrive shortly before your selected 30-minute entry window.
Entry	Bring the QR code from your ticket confirmation email, either on your phone or printed.
Walk-through time	Approximately 12–15 minutes once admitted.
Tour format	The tour is self-guided along a predetermined route. Staff will be positioned throughout the experience to point guests in the correct direction and help keep groups moving safely along the route.
Accessibility	The route includes approximately 20 steps up and 20 steps down, potential tripping hazards, low ceilings or beams, dark and low-light areas, uneven or wobbly walking surfaces, a claustrophobic area, and outdoor surfaces that may become slippery when wet. A crawl-through area and one uneven/wobbly path will each have an alternate walk-around route. Limited theatrical fog or haze and strobe lighting may also be used.

Before You Enter

- Every guest must have a valid ticket for the applicable entry time.
- Before entering, guests must acknowledge that they have read and agree to the Crow Manor Guest Safety Notice and Participant Waiver.
- Your QR code will be scanned at entry. Staff may also provide a short introduction and safety briefing before the tour begins.
- Wear secure, comfortable footwear. High heels, loose footwear, or shoes that make stairs or uneven surfaces difficult are strongly discouraged.

- The tour may be frightening or disturbing for some audiences. Guests and accompanying adults should use discretion when deciding whether the experience is appropriate.

During the Tour

- Remain on the marked or directed route and move at a safe walking pace. Do not run.
- Expect periods of darkness or very low visibility, sudden sounds, startling performer interactions, scents, limited theatrical fog or haze, strobe lights, flashing or rapidly changing light effects, and other immersive special effects.
- The route includes potential tripping hazards, approximately 20 steps up and 20 steps down, low ceilings or beams, dark and low-light areas, uneven or wobbly walking surfaces, a claustrophobic area, and outdoor surfaces that may become slippery when wet. One uneven/wobbly path and one crawl-through area will have an alternate walk-around route.
- Performers may approach, startle, or verbally interact with guests. Crow Manor is a non-physical-contact event. Guests must not touch performers, staff, other guests, props, décor, sets, or furnishings.
- Photography, video recording, flash photography, and the use of phone flashlights are not permitted inside the tour unless Crow Manor specifically designates an area where they are allowed.

2. Guest Safety, Disclaimer & House Rules

Please read this section before entering. Crow Manor is designed to be spooky, surprising, and immersive. Certain effects and physical features of the route may not be appropriate for every guest. Each guest is responsible for deciding whether the experience is suitable for them.

Health & Physical Considerations

- Do not participate if you have a health or physical condition that could reasonably be aggravated by startling effects, darkness, flashing or strobe lights, loud sound, limited theatrical fog or haze, stairs, low ceilings or beams, narrow or claustrophobic spaces, uneven or wobbly surfaces, potential tripping hazards, slippery surfaces, or sustained walking.
- Guests with heart conditions, uncontrolled high blood pressure, seizure disorders or photosensitivity, significant respiratory conditions, severe balance or mobility limitations, or intense claustrophobia or similar phobias should carefully consider whether the tour is appropriate for them.
- Guests who are pregnant should not participate unless they have determined with their healthcare provider that the experience is appropriate for them.
- Do not enter if you are currently unable to safely navigate the route, including because of an injury, a cast or brace, crutches, significant mobility restriction, intoxication, or impairment from alcohol, cannabis, medication, or another substance.
- If you feel unwell, overwhelmed, disoriented, or unable to continue safely, alert a staff member immediately. Staff will assist you with exiting when reasonably possible.

House Rules

- Valid admission is required. Tickets and entry permission may be revoked for unsafe, disruptive, abusive, or noncompliant behavior.
- Walk—do not run, push, shove, climb, or intentionally obstruct the route.
- Do not touch performers, staff, other guests, props, displays, décor, furnishings, doors, cabinets, drawers, equipment, or set pieces unless specifically invited to do so by staff.
- No food or beverages inside the tour route.
- No smoking or vaping on the property.
- No photography, video, livestreaming, flash photography, or use of phone flashlights inside the tour unless explicitly permitted by Crow Manor staff.
- Restrooms inside the residence are not available for guest use.
- Follow all posted signs and all instructions from Crow Manor staff, volunteers, and performers.
- Damaging property, threatening or touching a performer, or intentionally violating safety directions may result in immediate removal without re-entry.

Admission, Removal & Refunds

Crow Manor may refuse entry or remove a guest when staff reasonably believe the guest presents a safety concern, is intoxicated or impaired, is behaving abusively or disruptively, or refuses to follow event rules. Tickets may be refunded before the event. After the event has occurred, tickets are nonrefundable.

IMPORTANT: This document describes known event conditions in general terms, but it cannot list every possible effect, obstacle, interaction, or individual health consideration. Guests should use their own judgment and ask staff about a specific concern before entering.

3. Crow Manor Spooky House Tour — Participant Waiver & Release

This Important Information document is incorporated into the Crow Manor Liability Waiver & Acknowledgment. Guests should review these terms before signing the waiver. The current version is available at crowmanor.com/liability-waiver.

Acknowledgment of Experience and Risks

I understand that the Crow Manor Spooky House Tour is an immersive walk-through event conducted in and around a private residence. I understand that the experience may include darkness or limited visibility, sudden or loud sounds, strobe or changing lights, scents, limited theatrical fog or haze, startling performer actions, approximately 20 steps up and 20 steps down, low ceilings or beams, narrow or claustrophobic areas, uneven or wobbly walking surfaces, potential tripping hazards, outdoor surfaces that may become slippery when wet, a crawl-through feature with an alternate walk-around route, and other theatrical or environmental effects. I

understand that these conditions may create risks including trips, slips, falls, collisions, fright or panic reactions, aggravation of an existing condition, or other injury.

Voluntary Participation and Personal Responsibility

I voluntarily choose to participate. I represent that I am able to safely take part in the experience and that I will not participate if I know of a condition, limitation, injury, impairment, or circumstance that makes the tour unsafe for me. I accept responsibility for following all safety instructions, remaining on the designated route, using handrails when available, moving at a safe pace, and informing staff if I need assistance or need to leave the tour.

If I sign the Crow Manor Liability Waiver & Acknowledgment on my own behalf, I represent that I am at least 18 years old and legally able to enter into the agreement on my own behalf.

Assumption of Inherent and Ordinary Risks

To the fullest extent permitted by applicable law, I knowingly accept the inherent and ordinary risks associated with participating in this type of spooky house tour, including risks arising from the physical environment and the expected theatrical effects described in the event information and safety notice.

Release and Hold-Harmless Agreement

To the fullest extent permitted by applicable law, I agree to release and hold harmless Crow Manor, the event organizers, property owners, sponsors, volunteers, staff, performers, contractors, and their respective representatives from claims arising from my voluntary participation in the event, except to the extent a claim cannot legally be waived or released.

Property and Conduct

I agree to follow all event rules and staff instructions. I understand that I may be denied entry or removed for unsafe, threatening, destructive, intoxicated, disruptive, or noncompliant behavior. I accept responsibility for damage I intentionally cause or damage resulting from conduct that violates event rules.

Minors

A participant under 18 must have the Crow Manor Liability Waiver & Acknowledgment completed and signed by the participant's parent or legal guardian before entry. If I am signing for a minor guest, I represent that I am the minor's parent or legal guardian, acknowledge the risks described in this document on the minor's behalf, and accept responsibility for supervising the minor during the event, to the extent permitted by law.

Emergency Assistance

If I request emergency medical assistance, Crow Manor staff may contact emergency services on my behalf. Crow Manor staff may also contact emergency services if an urgent situation appears to require professional medical or emergency assistance. I understand that Crow Manor staff do not provide medical care and that I remain responsible for any costs associated with medical or emergency services provided to me.