

Independence Fire Department  
950 North Spring St.  
Independence, MO 64050  
816-325-7121



Friday, 26 February, 2021

Attn: John or Cindy Choplin  
Rob Scarborough (Short Term Rental)  
1722 E Morgan Rd  
Independence, MO 64050

Property Address:  
John Chaplin JNI Enterprises INC (Short Term Rental)  
1722 E Morgan Rd  
Independence, MO 64050

Re: Re-inspection - Short Term Rental on February 26 2021

**Congratulations, your business has satisfactorily completed and passed the Initial Short Term Rental Fire and Life Safety Inspection. The Independence Missouri Fire Department would like to take this time to thank you for making fire safety a priority.**

Upon satisfactory completion and signing off of all inspections by all required City Departments, your City of Independence, Missouri Business License will be sent to the business owner to be displayed within the occupancy.

*Note: Records of inspection reports are maintained by the Fire Prevention Bureau of the City of Independence, Missouri Fire Department and are part of the public record requirements of the State of Missouri. It is possible that information contained in these reports in addition to your failure to correct any noted fire code violations may be used against you in civil and/or criminal proceedings in the event of an incident related to any such violation. These records may also be accessed by your insurance carrier.*

Inspection Notes:.....  
All necessary corrections have been made.....

Inspector:

Fire Inspector Robert Frazier

rfrazier@indepmo.org

816-325-7134

Property Representative:

Robert Frazier for John Chaplin

**Violation/Information Page(s)**

**General Inspection Information**

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**Are address numbers plainly visible and legible from the street and in contrast with the background?**

Pass

**Is the way to the exit obvious and unobstructed?**

Pass

**Is there a map identifying escape routes posted in each guest room?**

Pass

**Is emergency contact information for the owner or manager posted in each guest room?**

Pass

**Is a new or properly tagged, minimum 2A10BC portable fire extinguisher mounted on a bracket in plain view and near an exit?**

Pass

**Inspector Notes:** Needs a 2A10BC

**Are functioning smoke detectors present in each bedroom and common area?**

Pass

**Are child proofed electrical outlets or electrical outlet protectors installed in any unused outlet?**

Pass

**Inspector Notes:** Add to all outlets

**Is a functioning carbon monoxide detector present?**

Pass

**Are heating and refrigeration units maintained with proper 36" clearance from combustibles?**

Pass

**Is the hot water heater equipped with a relief valve and a drain line that extends between 6 to 24 from the floor?**

Pass

**Are breaker/fuse boxes accessible and maintained with 30 inches in width, 36 inches depth and 78 inches in height of clear space in front of the panel with breakers free to operate?**

Pass

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## Inspection Violations

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**Is a new or properly tagged, minimum 2A10BC portable fire extinguisher mounted on a bracket in plain view and near an exit?**

**Municipal Code** Property must be in compliance to receive license

**Inspector Notes:** Needs a 2A10BC

Violation found on  
02/26/2021

Will be rechecked on or after  
02/28/2021

Repaired on  
02/26/2021



**Are child proofed electrical outlets or electrical outlet protectors installed in any unused outlet?**

**Municipal Code** Property must be in compliance to receive license

**Inspector Notes:** Add to all outlets

Violation found on  
02/26/2021

Will be rechecked on or after  
02/28/2021

Repaired on  
02/26/2021