

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



Monday, 12 September, 2022

Attn: April Preston
Short Term Rental *** Kansas City Property Solutions

1430 S Maywood Ave
Independence, MO 64052

Property Address:
Short Term Rental *** Kansas City Property
Solutions ***
1430 S Maywood Ave
Independence, MO 64052

Re: Re-inspection - Short Term Rental on September 12 2022

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.

Inspector:

Fire Inspector Matt Bulloc

MBulloc@indepmo.org
816-365-9197

Property Representative:

April Preston

Violation/Information Page(s)

General Inspection Information

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: Need a larger fire extinguisher(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: Covers needed on all outlets.

Is a functioning carbon monoxide detector present on each occupied level?

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

Inspection Violations

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

Municipal Property must be in compliance to receive license
Code

Inspector Notes: Need a larger fire extinguisher(2A10BC).

Violation found on
09/09/2022

Will be rechecked on or after
09/11/2022

Repaired on
09/12/2022



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

Municipal Property must be in compliance to receive license
Code

Inspector Notes: Covers needed on all outlets.

Violation found on
09/09/2022

Will be rechecked on or after
09/11/2022

Repaired on
09/12/2022

