

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



Tuesday, 4 April, 2023

Attn: April Preston
April Preston *** Short Term Rental ***
1430 S Maywood
Independence, MO 64052

Property Address:
Royal Oaks Investment Group *** Short Term Rental

1430 S Maywood Ave
Independence, MO 64052

Re: Re-inspection - Short Term Rental on April 04 2023

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:.....
Report due March 15, 2023.....

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

Inspector Notes: Signs need to be posted on wall inside bedroom.

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

Pass

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

Pass

Inspector Notes: Smoke detector needed in basement game room.

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

Pass

Inspector Notes: Covers needed on all unused outlets.

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

Pass

Inspector Notes: Carbon monoxide detector needed in basement.

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

Inspector Notes: *Correct covers needed on all electrical boxes/outlets. *Open spliced wires need to be in a junction box.

Inspection Violations

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

Municipal Property must be in compliance to receive license
Code

Inspector Notes: Signs need to be posted on wall inside bedroom.

Violation found on
03/10/2023

Will be rechecked on or after
03/14/2023

Repaired on
03/24/2023



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

Municipal Property must be in compliance to receive license
Code

Inspector Notes: Smoke detector needed in basement game room.

Violation found on
03/10/2023

Will be rechecked on or after
03/14/2023

Repaired on
03/24/2023

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 unused outlets.

Violation found on
03/10/2023

Will be rechecked on or after
03/14/2023

Repaired on
03/24/2023



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

Municipal Property must be in compliance to receive license
Code

Inspector Notes: Carbon monoxide detector needed in basement.

Violation found on 03/10/2023	Will be rechecked on or after 03/14/2023	Repaired on 03/24/2023
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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?

Municipal Property must be in compliance to receive license
Code

Inspector Notes: *Correct covers needed on all electrical boxes/outlets. *Open spliced wires need to be in a junction box.

Violation found on 03/10/2023	Will be rechecked on or after 03/28/2023	Repaired on 04/04/2023
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