

Proactive Property Maintenance Inspections: Preserving the Value of Your Home

Your home is one of your biggest financial investments—and the City of St. Peters works to help **protect your investment**. The value of your home is directly affected by its condition and the condition of surrounding properties. Promoting ongoing maintenance not only helps to retain your home's value, it can even help to increase it.

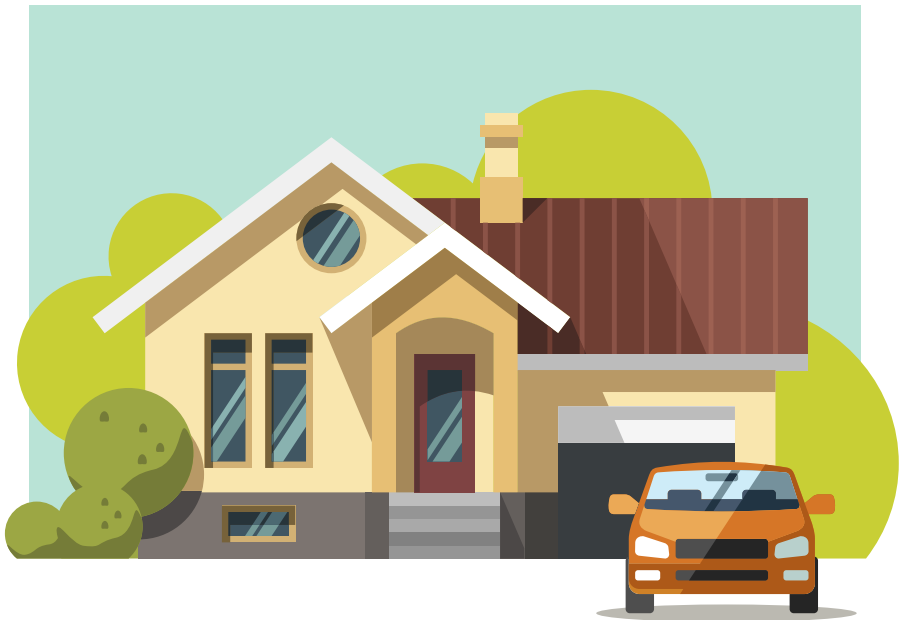
The Role of Code Enforcement:

Code Enforcement Officers are responsible for **protecting the community** by regulating the code compliance of existing structures in residential and commercial settings. Officers respond to resident concerns related to property maintenance throughout the year. In addition to addressing concerns, the City of St. Peters has also taken a **proactive approach to property maintenance** requiring officers to complete annual inspections of every property in the City.

Our Goal:

Keep St. Peters safe and a great place to live!

St. Peters would not be recognized regularly as one of the **Best Places to Live** if we didn't have wonderful homes and neighborhoods for people to enjoy! Property codes and code enforcement play a key part in building and maintaining a thriving community. View all of the City of St. Peters' property codes at www.stpetersmo.net/CityCode.



Proactive Property Maintenance Inspection Basics:

- Completed annually in late winter
- Properties are viewed from the street – officers do not enter your property
- Notices of violation are mailed to residents/property owners
- A deadline for compliance is included in the letter (extensions may be made by request and are considered on a case-by-case basis)
- A final notice may be sent if compliance is not achieved by the deadline
- Failure to comply will result in a summons to appear in court

Common Violations:

- Mold/mildew on siding and vinyl fences
- Falling gutters or downspouts
- Missing shingles
- Peeling paint
- Rotting wood on siding/soffits/fascia
- Trash or debris on the property