



March 30, 2026

Art Investment Group LLC  
7204 W 27<sup>th</sup> Street Suite 224  
Saint Louis Park, MN 55426-3113

### Hearing Officer's Inspection

RE: **759 Sims Avenue**

To Art Investment Group LLC:

In accordance with directions from the Legislative Hearing Officer, an inspection was completed at this property today. Below is a list of outstanding deficiencies.

#### DEFICIENCY LIST

1. SPLC 34.09(1) Protective treatments. East side of house. Roof peak. Spray foam has been used to fill an exterior gap.
2. SPLC 34.09(1) Peeling and/or flaking paint found around much of the exterior of the property. Ensure all exterior paint is kept in a professional state of repair.
3. SPLC 34.09(4)(a) Several broken and/or missing windows found around the property. Ensure windows are returned to a good state of repair.
4. SPLC 34.09(4)(f) Rear, upper level screen door is missing closure hardware. Ensure door is returned to a good state of repair.
5. SPLC 34.14(2) Rear upper entry. Exposed electrical junction box at top of upper level entryway, below awning. Return junction box back to its intended use.
6. SPLC 34.09(3)(a) Rear entry stairway. Loose stair on stairway going up to second level. Return stair to a safe state of repair.
7. SPLC 34.08(1) Exterior sanitation. Trash, junk, and glass debris found all over the property exterior. Return exterior of property to a good state of upkeep.
8. SPLC 34.13(4) Emergency escapes. Bed and bed frame found in basement of property. No egress windows found in these areas. Remove bed and frame from basement.
9. SPLC 34.1(6) Water leaking from boiler. This may be operating as intended. Ensure boiler is kept in a good state of repair.
10. SPLC 34.11(1) Bathroom sink. Plumbing under several sinks appears to have different kinds of products attempting to make a drain line via friction and/or gravity. Return plumbing to a good state of repair.
11. SPLC 34.10(7) Sinks throughout home. The cabinets under most of the sinks in the house have either been removed and/or water damaged. Replace cabinet bases and return to a good state of repair.

12. SPLC 34.10(6) Rodent and/or insect feces found throughout the upstairs unit. Provide professional pest control for the property.
13. SPLC 34.10(5) Upstairs unit currently gross and unsanitary due to rodent and/or pest feces found throughout. Deep clean upper unit prior to reoccupation. Signs of drug use found in the upper unit to include strips of tin foil and spoons. Safely remove all drug paraphernalia and clean area where paraphernalia was found.
14. SPLC 34.10(7) Upstairs kitchen cabinet shelves currently in a state of disrepair and bent. Repair/replace cabinet shelves.
15. SPLC 34.10(7) Interior walls. Several holes in walls found throughout the structure. Ensure all holes are repaired so as to ensure good fireblocking throughout the home.
16. SPLC 34.10(7) Ceilings and walls and walls throughout the structure are showing either crips, cracks, or damage. Ensure all ceilings and walls are returned to a good state of repair.
17. SPLC 34.15(3) Several missing and/or inoperable smoke and carbon monoxide alarms found throughout the structure. Ensure interior has appropriate smoke and carbon monoxide alarm coverage.
18. SPLC 34.10(7) Carpeting has been removed from the upper unit, leaving the carpet tack strips exposed. Replace carpeting in upper unit and return to a good state of upkeep.
19. SPLC 34.09(4)(e) Broken and/or missing window screens found around property. Ensure all window screens are in place and in a good state of repair.
20. SPLC 34.14(2)(a) Ensure all electrical plate covers are in place throughout property.
21. SPLC 34.10(7) Most upstairs windows are showing signs of chipping and/or flaking paint. Return all windows (and paint) back to a good state of repair.
22. SPLC 34.11(6) Upstairs. In one of the upstairs rooms, there appears to be a one-inch gas line running from the wall. This line appears to be available for either a stove/oven or a gas dryer. Either install an approved cap on this line, or have an appliance appropriately attached to it.

Sincerely,

Keith Demarest  
Fire Safety Supervisor