



SUMMARY
1234 Main St. Bakersfield California
93306
Buyer Name
05/06/2019 9:00AM

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The Summary version is not the entire report and should not be considered exclusive. The Summary listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. Not all findings listed in the full report are listed in the Summary. **Client is advised to read the entire full report.**

4.3.1 Driveways, Sidewalks, Patios

DRIVEWAY CRACKS / DETERIORATION - TRIP HAZARD - REPAIR

 Safety / Major

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the driveway, For safety reasons, recommend that a qualified contractor repair as necessary.

Recommendation

Contact a qualified concrete contractor.



4.3.2 Driveways, Sidewalks, Patios

SIDEWALK / PATIO CRACKS / DETERIORATION - REPAIR

 Moderate

REAR

Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.

Recommendation

Contact a qualified concrete contractor.



4.3.3 Driveways, Sidewalks, Patios

SIDEWALK / PATIO CRACKS / DETERIORATION - TRIP HAZARD - REPAIR

 Safety / Major

RIGHT REAR

Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

Recommendation

Contact a qualified concrete contractor.



4.5.1 Patio / Porch Covers

WATER STAINS AT UNDER-SIDE

Moderate

Stains were found at one or more covered patio areas. The inspector was unable to determine if an active leak exists (e.g. recent dry weather, inaccessible height). Recommend asking the property owner about this, monitoring the stains in the future, and/or having a qualified contractor evaluate and repair if necessary.

Recommendation

Contact a qualified general contractor.



6.4.1 Skylights, Chimneys & Other Roof Penetrations

SEAL ROOF JACK FLASHING AT PENETRATION(S)

Moderate

VARIOUS

One or more roof jacks in need of tar maintenance at pipes and/or other penetrations. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor seal roof jack flashing where necessary.

Recommendation

Contact a qualified roofing professional.



7.1.1 Exterior Doors

DEADBOLT KEYED INSIDE

LEFT REAR BEDROOM

 Safety / Major

An exterior door had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.

Recommendation

Contact a qualified handyman.

7.1.2 Exterior Doors

DEADBOLT MISSING / NOT INSTALLED

GARAGE RIGHT SIDE

 Moderate

One or more hinged exterior doors had no deadbolt lock installed and relied solely on the entry lockset for security. Recommend installing locksets on exterior doors where missing for added security.

Recommendation

Contact a qualified handyman.

7.1.3 Exterior Doors

EXTERIOR DOOR HOLLOW CORE TYPE

GARAGE RIGHT SIDE

 Safety / Major

One or more exterior entrance doors were of hollow-core or thin panel construction rather than solid core or metal. This may represent a security hazard since these doors are easily broken or can easily become deteriorated and/or weathered over time. Recommend that a qualified contractor replace hollow-core / thin panel exterior entrance doors with solid core or metal doors.

Recommendation

Contact a qualified door repair/installation contractor.



7.1.4 Exterior Doors

EXTERIOR DOOR OPENS OUTWARD

Moderate

LEFT REAR / GARAGE RIGHT SIDE

One or more exterior entry doors opened outwards and didn't appear to have security hinges and/or an anti pry plate over the lockset area. Doors that open outwards have hinges oriented so the pins are exposed outside and can easily be removed also strikers and/or deadbolts can be pried open. Without security hinges, the door can also be removed allowing someone to gain entry. Recommend that a qualified person install security hinges and an anti pry plate on outward-opening doors where needed for better security.

Recommendation

Contact a qualified door repair/installation contractor.



7.3.1 Windows

DIFFICULT TO OPEN,CLOSE

Moderate

LIVING ROOM / FORMAL DINING AREA / RIGHT REAR BEDROOM

One or more windows were difficult to open and close. Recommend repair by window contractor.

Recommendation

Contact a qualified window repair/installation contractor.



Living Room

Formal Dining Area

Right Rear Bedroom

7.3.2 Windows

WOULDN'T OPEN

Moderate

KITCHEN / KITCHEN NOOK / LIVING ROOM

One or more windows wouldn't open or were painted shut (older homes). Recommend that a qualified person repair windows as necessary so they open and close easily.

Recommendation

Contact a qualified window repair/installation contractor.



Kitchen / Kitchen Nook



Living Room

7.3.3 Windows

LOCKS LOOSE / MISSING / DAMAGED / INOPERABLE / DIFFICULT

 Moderate

REAR BATH (LOOSE)

Lock mechanisms on one or more windows were loose, missing, damaged, inoperable and/or difficult to operate. This can pose a security risk. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

7.3.4 Windows

SINGLE / DOUBLE-HUNG WINDOW DOES NOT STAY OPEN

 Moderate

RIGHT REAR BEDROOM / LEFT REAR BEDROOM

Single / Double-Hung window does not stay in the open position (no friction / latch not engaging). Recommend repairs be made by a window specialist.

Recommendation

Contact a qualified window repair/installation contractor.



Right Rear Bedroom



Left Rear Bedroom

8.2.1 Structure

CARPORT SUBSTANDARD / OVER-SPANNED

Moderate

One or more carport covers were substandard, non-standard and/or over-spanned. Recommend that a qualified licensed contractor repair or replace as necessary, and per standard building practices.

Recommendation

Contact a qualified general contractor.



8.2.2 Structure

DAMAGED FRAMING

Moderate

Framing members damaged at one or more areas. Recommend repairs be made by a qualified licensed contractor.

Recommendation

Contact a qualified general contractor.



9.1.1 Excluded Items

IRRIGATION / SPRINKLERS

Moderate

Note: This property appeared to have a yard irrigation (sprinkler) system and is excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Consider having a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of potable water. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

Recommendation

Contact a qualified professional.

9.3.1 Supply Lines

OLD GALVANIZED WARNING

 Moderate

Some or all of the water supply pipes were made of galvanized steel. Based on the age of this structure and the 40-60 year useful life of this piping, it will likely need replacing in the future. Leaks can develop, flow can be restricted due to scale accumulating inside the piping, and water may be rusty. Note that it is beyond the scope of this inspection to determine what percentage of the piping is older, galvanized steel, as much of it is concealed in wall, floor and/or ceiling cavities. Some insurance companies in the state do not insure galvanized plumbing. Recommend the following:

- ~ Budget for replacement in the future
- ~ Monitor these pipes for leaks and decreased flow in the future
- ~ Consider replacing old, galvanized steel piping proactively as client sees fit

Recommendation

Contact a qualified plumbing contractor.

9.4.1 Drain, Waste, & Vent Systems

CAST IRON CRAWL WARNING

 Moderate

The drain lines and vent pipes are made of cast iron. This material has a useful life span of 50-75+ years depending on conditions. No observable leaks were found at time of inspection but client should plan on budgeting for replacement of drain lines in the future. Periodic checkups in the crawl space should be performed to ensure that waste-water is not leaking into crawlspace areas.

Recommendation

Contact a qualified plumbing contractor.

9.4.2 Drain, Waste, & Vent Systems

LEAKS

 Safety / Major

CRAWL SPACE UNDER HALLWAY BATHTUB AND SINK

A leak was found in drain or wastepipes or fittings. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



9.4.3 Drain, Waste, & Vent Systems

RECOMMEND WASTE LINE VIDEO SCOPE

Moderate

Based on various observations (i.e. the age of this structure, worn or newer waste clean-out caps, other general site conditions), recommend that further inspection of the waste lines using a video scope device to determine if they need repair or replacement. This service can be provided by our company for an additional fee. Property owners are usually responsible for repairs to the side sewer and publicly owned lateral lines. Such repairs can be expensive.

9.5.1 Water Heater

TPR DRAIN LINE / FLEX CONNECTOR

Safety / Major

One or more flexible connectors were used for the temperature-pressure relief valve drain line. Flex connectors can be bent or kinked so as to restrict the flow of the drain line and impair the operation of the valve. They typically are not rated for the temperature and pressure of water being discharged (potentially 150 psi and 210 degrees F). Flex connectors used this way pose a potential safety hazard for explosion. Recommend that a qualified plumber repair per standard building practices. For example, by installing a drain line made of rigid copper or CPVC plastic pipe.

Recommendation

Contact a qualified plumbing contractor.



9.5.3 Water Heater

NO CATCH / SMITTY PAN INSTALLED

Moderate

A water heater was installed in or over a finished living space or in an area where leaking can cause damage, and no catch pan or drain was installed. Catch pans and drains prevent water damage to finished interior spaces below if or when the water heater leaks or is drained. If concerned, consult with a qualified contractor about installing these. Note that drain lines for catch pans are usually installed below the floor level and are difficult at best to install in an existing home.

Recommendation

Contact a qualified plumbing contractor.

9.6.1 Sinks / Fixtures

DRAIN LEAK

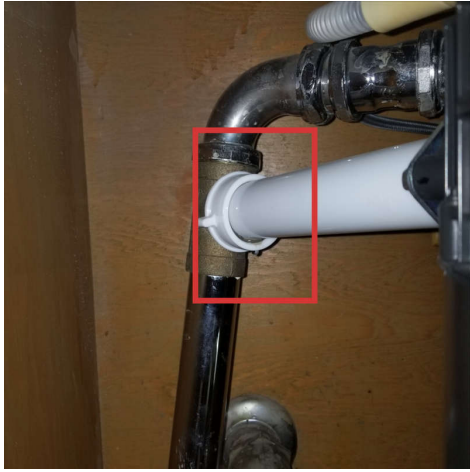
Safety / Major

KITCHEN / GARAGE LAUNDRY

One or more leaks were found at the sink drain. A qualified plumber should repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Garage Laundry

9.6.2 Sinks / Fixtures

LEAKING FAUCET BASE / HANDLES

HALLWAY BATH

Water was leaking at one or more sink faucet base or handles. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.

 Safety / Major



9.6.3 Sinks / Fixtures

LOW / NO FLOW

HALLWAY BATH (HOT SIDE)

The flow from one or more water supply areas was low or inoperable. Recommend that a qualified person evaluate and repair as necessary. Shut-off valves may be partially or fully closed. Note that the inspector may or may not operate shut-off valves. If repairs are needed, a qualified plumber should make them.

Recommendation

Contact a qualified plumbing contractor.

 Moderate



9.6.4 Sinks / Fixtures

SINK DAMAGED - REPAIR OR REPLACE

GARAGE LAUNDRY

The sink was damaged or significantly deteriorated. Recommend that a qualified plumber repair or replace the sink.

 Safety / Major

Recommendation
Contact a qualified plumbing contractor.



9.7.1 Toilets / Bidets

TOILET TANK LEAKS

REAR BATH

The toilet tank was leaking where it attached to the toilet. Flooring, the sub-floor or areas below may get damaged. Recommend that a qualified contractor remove the tank(s) and install a new rubber ring and tank(s) should be securely anchored to the toilet to prevent movement and leaking.

Recommendation
Contact a qualified plumbing contractor.

 Safety / Major



Rear Bath

9.8.1 Bathtub / Shower

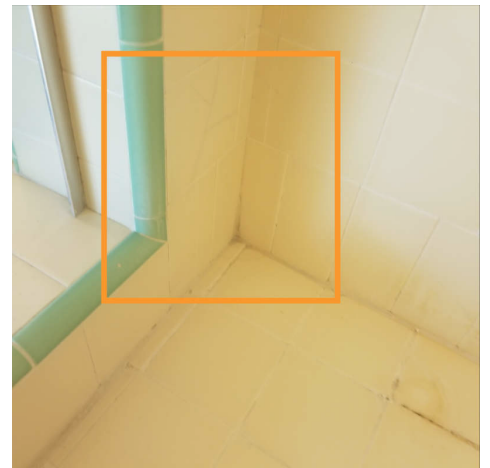
TILE SUBSTANDARD

REAR BATH

Tile and/or grout in one or more locations were damaged, deteriorated, or substandard (e.g. loose or cracked tiles, missing grout). Water can or may have damaged the wall structure as a result. Recommend that a qualified contractor repair as necessary.

Recommendation
Contact a qualified general contractor.

 Moderate



Laundry Bath

9.9.1 Laundry

LAUNDRY APPLIANCES EXCLUDED

Note: Laundry appliances are not tested or inspected as part of a standard home inspection.

Recommendation
Contact a qualified professional.

 Moderate

9.10.1 Exhaust Fans / Ventilation

NO EXHAUST FAN INSTALLED

Moderate

REAR BATH / HALLWAY BATH

The bathroom with a shower or bathtub didn't have an exhaust fan installed. Although an allowed building practice for the era of construction, moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

Recommendation

Contact a qualified professional.

10.1.1 Excluded Items

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS

Moderate

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation

Contact a qualified professional.

10.3.1 Panels

FEDERAL PACIFIC / STAB-LOK

Safety / Major

UTILITY SUB PANEL

One or more panels were manufactured by the Federal Pacific Electric company and used "Stab-Lok" circuit breakers. There is evidence that both double and single pole versions of these circuit breakers fail by not tripping when they are supposed to, which in term often leads to breakers overheating and in some cases, electrical fires. However, in 2011 the Consumer Products Safety Commission (CPSC) closed an investigation into this product because they did not have enough funding to establish that the circuit breakers pose a risk of injury/fire to consumers. Regardless, and due to other evidence of safety issues, it is recommended that a qualified electrician carefully evaluate all Federal Pacific panels and make recommendations. Some insurance companies in the state are not offering property insurance with this manufacturer's panel installed in single family homes that require a 4 point insurance inspection.



Recommendation

Contact a qualified electrical contractor.

10.3.2 Panels

PANEL NOT DESIGNED FOR EXTERIOR INSTALLATION

Safety / Major

EXTERIOR RIGHT REAR SUB PANEL

The electrical panel that is installed at the exterior of the building is not designed for exterior installation. This is a safety issue due to the risk of electrical shock. Recommend that repairs be made by a qualified licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



10.4.1 Panel Wiring & Breakers

PANEL NOT GROUNDED

EXTERIOR RIGHT REAR SUB PANEL

 Safety / Major

Grounding of the metal panel enclosure was missing and/or improper. Grounding is done to ensure if the metal panel enclosure becomes energized, excess current has a way to escape to ground and prevent possible shock to anyone touching the metal pan box. Recommend repairs be made by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

10.4.2 Panel Wiring & Breakers

SUBPANEL NEUTRAL/GROUND BONDED

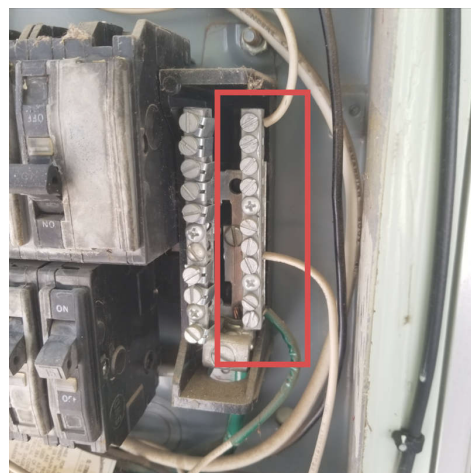
EXTERIOR RIGHT REAR SUB PANEL

 Safety / Major

Neutral and equipment ground wires were bonded (connected) at sub-panel(s). This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices.

Recommendation

Contact a qualified electrical contractor.



10.5.1 GFCI / AFCI Protection

MISSING GFCI PROTECTION

REAR BATH / HALLWAY BATH / KITCHEN / GARAGE

 Safety / Major

One or more locations at this property were noted as not having GFCI protection or the inspector was unable to verify if GFCI protection existed at these locations. Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages(since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)

Recommendation

Contact a qualified electrical contractor.

10.6.1 Wiring

CLOTH COVERED

Moderate

UTILITY SUB PANEL

Cloth covered wiring was found at one or more locations. This wiring jacket on this type of wiring becomes brittle with time and when disturbed, can literally break apart by bending or pulling. The rubber sheathing can become brittle, crack, or fall off, which can cause arcing. Cloth jacketed wiring may also be an indication of knob and tube wiring concealed elsewhere as it was used during this time period as well. Recommend a qualified electrician evaluate all cloth covered wiring and repair.

Recommendation

Contact a qualified electrical contractor.

10.6.2 Wiring

SUBSTANDARD WIRING

Safety / Major

EXTERIOR REAR

Substandard wiring practices were found (e.g. exposed sheathed wiring, exposed splices, improperly installed lighting / receptacles etc.) Recommend repairs be made by a qualified licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



10.7.1 Switches / Receptacles

COVER PLATE LOOSE / MISSING / DAMAGED

Safety / Major

HALLWAY

A cover plate for a switch and/or a receptacle (outlet) were missing and/or damaged. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Recommendation
Contact a handyman or DIY project



10.7.2 Switches / Receptacles

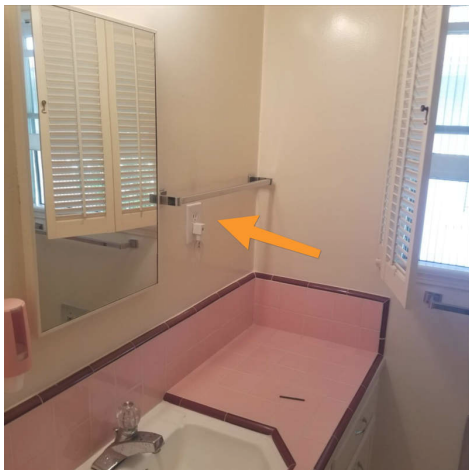
REVERSE POLARITY



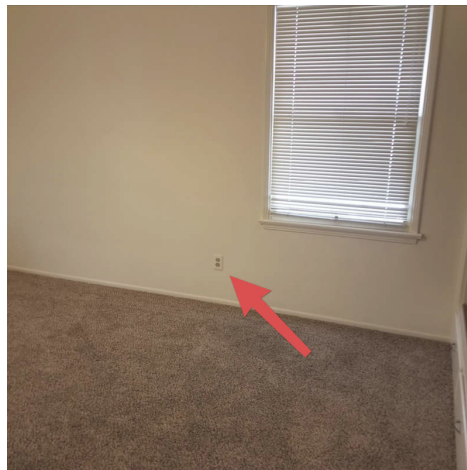
HALLWAY BATH RIGHT REAR BEDROOM / LEFT REAR BEDROOM / GARAGE / REAR PATIO

One or more electric receptacles (outlets) had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary.

Recommendation
Contact a qualified electrical contractor.



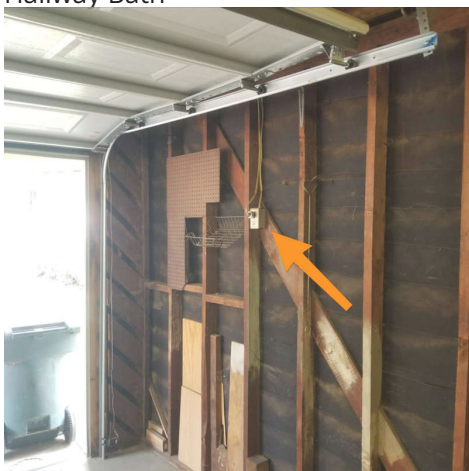
Hallway Bath



Right Rear Bedroom



Left Rear Bedroom



Garage



Rear Patio

10.8.1 Lighting & Fans

LAMPS INOPERABLE / DIM

Moderate

FRONT PORCH / EXTERIOR RIGHT REAR

One or more light fixtures were inoperable (didn't turn on when nearby switches were operated) and/or were very dim. Recommend further evaluation by replacing bulbs and/or consulting with the property owner (perhaps on a switch that was not identified). If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation

Contact a qualified electrical contractor.

10.9.1 Smoke Detectors / CO Alarms / Door Bell

SMOKE DETECTOR MISSING

Safety / Major

RIGHT FRONT BEDROOM / RIGHT REAR BEDROOM / LEFT REAR BEDROOM

Smoke alarms were missing and/or not installed in one or more locations. Smoke alarms should be replaced as necessary and installed per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor). We recommend installing photoelectric type smoke detectors / alarms.

Note: Homes built prior to 1992 were not required to have smoke detectors installed in each bedroom, only hallways. Regardless, calfire.ca.gov recommends installing smoke detectors in each bedroom for increased safety. Click [here](#) for more information.

Recommendation

Contact a handyman or DIY project

11.3.1 Range/Oven/Cooktop

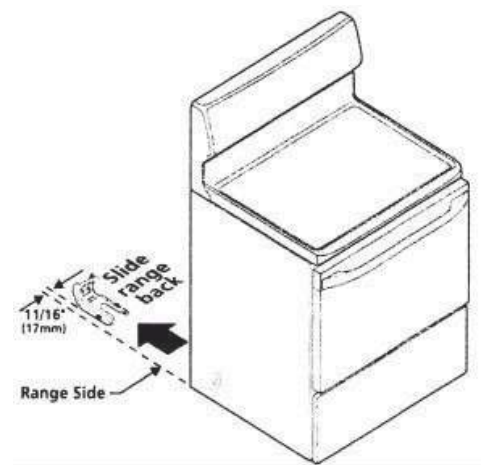
RANGE / OVEN ANTI-TIP BRACKET NOT INSTALLED / INEFFECTIVE

Safety / Major

The range could tip forward. An anti-tip bracket may not be installed or may be ineffective. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard.

Recommendation

Contact a qualified professional.



11.3.2 Range/Oven/Cooktop

SELF CLEAN SYSTEM INOPERABLE / FAULTY

Moderate

The oven self cleaning system appears inoperable or faulty. Recommend repairs be made by a qualified appliance repair person.

Recommendation

Contact a qualified appliance repair professional.

11.5.1 Dishwasher

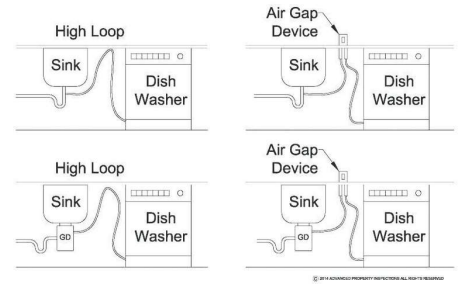
AIR GAP / HIGH LOOP NOT INSTALLED

Moderate

No air gap or high loop was visible for the dishwasher drain. An air gap is a device that makes the drain line non-continuous or the drain line is looped high up under the countertop, and prevents wastewater backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have this device built in. Recommend determining if an air gap device is built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install an air gap or a high loop per standard building practices.

Recommendation

Contact a qualified appliance repair professional.



12.1.1 General comments

SERVICE HEATING / COOLING SYSTEM



The last service date of the forced air heating / cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.

Recommendation

Contact a qualified HVAC professional.

12.4.1 Air Conditioner

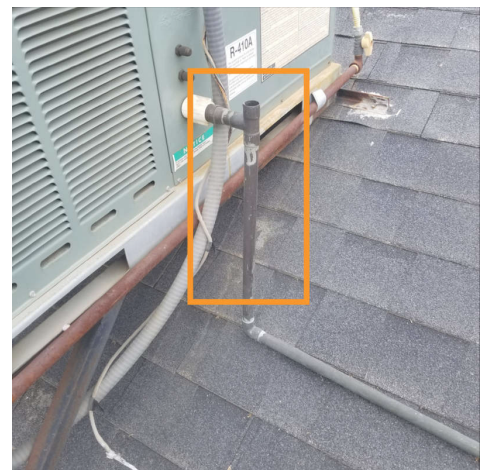
CONDENSATE DRAIN LINE TRAP MISSING / SUBSTANDARD



The air conditioner's primary condensate drain line trap was missing and/or substandard. A U-shaped trap with a 2-inch drop should normally be installed to prevent air from moving in or out of the air handler during operation. Without a correctly configured trap, efficiency can be reduced, or condensate water can be pulled into the equipment resulting in wet insulation or components, or microbial growth. Recommend that a qualified HVAC contractor repair per standard building practices.

Recommendation

Contact a qualified HVAC professional.



13.1.1 Fireplaces, Stoves & Inserts

"LEVEL 2" CHIMNEY INSPECTION



One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation

Recommendation

Contact a qualified chimney contractor.



13.1.2 Fireplaces, Stoves & Inserts

DAMPER CAN CLOSE

 Safety / Major

A fireplace was equipped with a gas burner and the chimney damper could close. This is a safety hazard due to the possibility of burner or pilot light exhaust gases entering living spaces. Modifications should be made to prevent the damper from ever closing to prevent this. A qualified contractor should repair per standard building practices so the damper cannot close

You can purchase a damper clamp by clicking [here](#).

Recommendation

Contact a qualified fireplace contractor.



Example

13.2.1 Chimney(s)

CHIMNEY CROWN WAS WORN, CRACKED, MISSING, DETERIORATED

 Moderate

One or more masonry chimney crowns were worn, cracked, missing, deteriorated and/or unstandard. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.

Recommendation

Contact a qualified chimney contractor.



13.2.2 Chimney(s)

CHIMNEY SWEEP / CLEANING NEEDED

 Safety / Major

A significant amount of creosote or burning by-products (ash, soot, etc.) was visible in one or more chimneys. This is a potential fire hazard and a sign that chimney system maintenance has been deferred. The client should be aware that the type and quality of wood burned, and the moisture content of the wood, will affect the rate at which burning by-products accumulate in the chimney. When wood-burning devices are used regularly, they should be cleaned annually at a minimum. A qualified contractor should evaluate, clean, and repair if necessary.

Click [here](#) for more information regarding chimney cleaning.

Recommendation

Contact a qualified chimney sweep.

15.3.1 Attic Insulation

SUBSTANDARD / LESS THAN R-38

 Moderate

The ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38). Heating and cooling costs will likely be higher due to poor energy efficiency. Recommend that a qualified contractor install insulation for better energy efficiency and per standard building practices.

Recommendation

Contact a qualified insulation contractor.