HAYES MICROBIAL CONSULTING

#26017378

Analysis Report prepared for

Xpert Home Inspector, LLC

202 Lonsdale Cutoff
Lonsdale, AR 72087

Phone: **(501) 359-9275**

20260804
[redacted]

Collected: **April 8, 2026**
Received: **April 13, 2026**
Reported: **April 13, 2026**

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 4 samples by FedEx in good condition for this project on April 13th, 2026.

The results in this analysis pertain only to this job, collected on the stated date, and should not be used in the interpretation of any other job. Information supplied by the customer can affect the validity of results. These results apply only to the samples as received. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

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Direct Analysis +
SOP - HMC#102

#1	Bio-Tape (1.00 in2*)	Organism	Spore Estimate	Mycelial Estimate	Raw Count	% Total
B446 4792 - Vet Register		Cladosporium	Moderate	Few	800	57.1%
	Reporting Limit: 1 spore/in2	Aspergillus|Penicillium	Moderate	Trace	600	42.9%

* indicates data provided by the customer

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Project Analyst: Sydney Wells, Date: **04 - 13 - 2026**

Reviewed By: Steve Hayes, BSMT Date: **04 - 13 - 2026**

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Spore Trap +
SOP - #HMC101

Sample Number*	2	4151 7821		3	4151 7884		4	4151 7897	
Sample Name*	**Bathroom Downstairs**			**Bathroom Upstairs**			**Outdoor Control**		
Sample Volume*	75 L			75 L			75 L		
Reporting Limit	13 spores/m³			13 spores/m³			13 spores/m³		
Background	2			2			2		
Fragments	ND			40/m³			13/m³		
Particles	**Dander**	**Pollen**	**Fiber**	**Dander**	**Pollen**	**Fiber**	**Dander**	**Pollen**	**Fiber**
Counts	2500 / m³		110 / m³	3400 / m³		93 / m³	67 / m³	2100 / m³	
Organism	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**
Alternaria							2	27	1.1%
Ascospores	1	13	9.1%	5	67	19.2%	16	210	8.7%
Aspergillus|Penicillium	8	110	72.7%	14	190	53.8%	18	240	9.8%
Basidiospores							2	27	1.1%
Bipolaris|Drechslera									
Chaetomium									
Cladosporium				6	80	23.1%	140	1900	76.1%
Curvularia									
Epicoccum							3	40	1.6%
Fusarium									
Memnoniella									
Myxomycetes/Periconia	1	13	9.1%	1	13	3.8%	3	40	1.6%
Nigrospora	1	13	9.1%						
Pithomyces									
Rusts/Smuts									
Stachybotrys									
Stemphylium									
Torula									
Ulocladium									
Total	11	149	100%	26	350	100%	184	2484	100%

Water Damage Indicator | Common Allergen | Slightly Higher than Baseline | Significantly Higher than Baseline | Ratio Abnormality

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Direct Analysis Information

Spore Estimate		Percentages
ND	None Detected	0%
Rare	Less than 10 spores	< 1%
Light	10 - 99 spores	1-10%
Moderate	100 - 999 spores	11-25%
Heavy	1000 - 9999 spores	26-50%
Very Heavy	10000 or greater spores	51-100%

Mycelial Estimate	
ND	None Detected No active growth at site.
Trace	Very small amount of Mycelium Probably no active growth at site.
Few	Some Mycelium Possible active growth at site.
Many	Large amount of Mycelium Probable active growth at site.

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Spore Trap Information

Reporting Limit	The Reporting Limit is the lowest number of spores that can be detected based on the total volume of the sample collected and the percentage of the slide that is counted. At Hayes Microbial, 100% of the slide is read so the LOD is based solely on the total volume. Raw spore counts that exceed 500 spores will be estimated.
Blanks	Results have not been corrected for field or laboratory blanks.
Background	The Background is the amount of debris that is present in the sample. This debris consists of skin cells, dirt, dust, pollen, drywall dust and other organic and non-organic matter. As the background density increases, the likelihood of spores, especially small spores such as those of Aspergillus and Penicillium may be obscured. The background is rated on a scale of 1 to 5 and each level is determined as follows: **NBD:** No background detected due to possible pump or cassette malfunction. Recollect sample. (Field Blanks will display NBD) **1 :** <5% of field occluded. No spores will be uncountable. **2 :** 5-25% of field occluded. **3 :** 25-75% of field occluded. **4 :** 75-90% of field occluded. **5 :** >90% of field occluded. Suggested recollection of sample.
Fragments	Fragments are small pieces of fungal mycelium or spores. They are not identifiable as to type and when present in very large numbers, may indicate the presence of mold amplification.
Control Comparisons	There are no national standards for the numbers of fungal spores that may be present in the indoor environment. As a general rule and guideline that is widely accepted in the indoor air quality field, the numbers and types of spores that are present in the indoor environment should not exceed those that are present outdoors at any given time. There will always be some mold spores present in "normal" indoor environments. The purpose of sampling and counting spores is to help determine whether an abnormal condition exists within the indoor environment and if it does, to help pinpoint the area of contamination. Spore counts should not be used as the sole determining factor of mold contamination. There are many factors that can cause anomalies in the comparison of indoor and outdoor samples due to the dynamic nature of both of those environments.
Water Damage Indicator Common Allergen Slightly Higher than Baseline Significantly Higher than Baseline Ratio Abnormality	**Blue:** These molds are commonly seen in conditions of prolonged water intrusion and usually indicate a problem. **Green:** Although all molds are potential allergens, these are the most common allergens that may be found indoors. **Orange:** The spore count is slightly higher than the outside count and may or may not indicate a source of contamination. **Red:** The spore count is significantly higher than the baseline count and probably indicates a source of contamination. **Violet:** The types of spores found indoors should be similar to the ones that were identified in the baseline sample. Significant increases (more than 25%) in the ratio of a particular spore type may indicate the presence of abnormal levels of mold, even if the total number of spores of that type is lower in the indoor environment than it was outdoors.
Color Coding	Fungi that are present in indoor samples at levels lower than 200 per cubic meter are not color coded on the report, unless they are one of the water damage indicators.
Significant Figures	Raw counts and column totals may reflect more than 2 significant figures, but results should only be considered significant to 2 figures.

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Analyte Descriptions

Alternaria	**Habitat:**	Commonly found outdoors in soil and decaying plants. Indoors, it is commonly found on window sills and other horizontal surfaces.
	Health Effects:	A common allergen and has been associated with hypersensitivity pneumonitis. Alternaria is capable of producing toxic metabolites which may be associated with disease in humans or animals. Occasionally an agent of onychomycosis, ulcerated cutaneous infection and chronic sinusitis, principally in the immunocompromised patient.
Ascospores	**Habitat:**	A large group consisting of more than 3000 species of fungi. Common plant pathogens and outdoor numbers become very high following rain. Most of the genera are indistinguishable by spore trap analysis and are combined on the report.
	Health Effects:	Health affects are poorly studied, but many are likely to be allergenic.
Aspergillus|Penicillium	**Habitat:**	The most common fungi isolated from the environment. Very common in soil and on decaying plant material. Are able to grow well indoors on a wide variety of substrates.
	Health Effects:	This group contains common allergens and many can cause hypersensitivity pneumonitis. They may cause extrinsic asthma, and many are opportunistic pathogens. Many species produce mycotoxins which may be associated with disease in humans and other animals. Toxin production is dependent on the species, the food source, competition with other organisms, and other environmental conditions.
Basidiospores	**Habitat:**	A common group of Fungi that includes the mushrooms and bracket fungi. They are saprophytes and plant pathogens. In wet conditions they can cause structural damage to buildings.
	Health Effects:	Common allergens and are also associated with hypersensitivity pneumonitis.
Cladosporium	**Habitat:**	One of the most common genera worldwide. Found in soil and plant debris and on the leaf surfaces of living plants. The outdoor numbers are lower in the winter and often relatively high in the summer, especially in high humidity. The outdoor numbers often spike in the late afternoon and evening. Indoors, it can be found growing on textiles, wood, sheetrock, moist window sills and in HVAC supply ducts.
	Health Effects:	A common allergen, producing more than 10 allergenic antigens and a common cause of hypersensitivity pneumonitis.
Dander	**Habitat:**	Dander is dead skin cells. The average person sheds about 600,000 skin cells per day.
	Health Effects:	Sources are people and animals.

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Epicoccum	**Habitat:**	It is found in soil and plant litter and is a plant pathogen. It can grow indoors on a variety of substrates, including paper and textiles and is commonly found on wet drywall.
	Health Effects:	It is a common allergen. No cases of infection have been reported in humans.
Myxomycetes/Periconia	**Description:**	Found on decaying plant material and as a plant pathogen.
	Health Effects:	Some allergenic properties reported, but generally pose no health concerns to humans.
Nigrospora	**Habitat:**	Found on wood, soil and decaying plant matter.
	Health Effects:	Health effects are poorly studied.
Pollen	**Habitat:**	Reproductive structures of trees, grasses and plants.
	Health Effects:	Trees, grasses and plants.