JOSH STEIN
Governor
D. REID WILSON
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

November 4, 2026

Opendoor Property Trust I
EMAIL

Subj: Crawlspace Air Sampling Results of 309 Haywood Street, Raleigh, Wake County, NC
DSCA Environmental Site Investigation of Holden Cleaners Site ID DC920045

Between September 1 and 2, 2026, a contractor hired by the North Carolina Division of Waste Management (DWM) sampled the crawlspace air at the residence located at 309 Haywood Street. This testing was performed to evaluate if the air contains contaminants from a dry-cleaning solvent release being investigated by DWM at the DSCA site referenced above. The attached memo provides a summary of the lab results from the crawlspace air sampling and an evaluation of the results based on potential health risks posed by the contaminants.

The evaluation indicates that the crawlspace air concentrations for the dry-cleaning solvent tetrachloroethylene (also called "perc") and one or more of its breakdown products are acceptable with the currently implemented vapor intrusion mitigation measures. Based upon the attached evaluation of the sampling results, a sampling event is scheduled for the winter of 2026/2027 to confirm that acceptable levels are maintained.

If you are interested in additional information about the possible health effects of the contaminants detected in the air, you may refer to the following web resources: Agency for Toxic Substances and Disease Registry (www.atsdr.cdc.gov), National Institute of Occupational Safety & Health (www.cdc.gov/niosh/), or US Environmental Protection Agency (www.epa.gov). If you have any other questions about potential health risks or exposure concerns from these contaminants, please contact the NC Department of Health and Human Services, Division of Public Health, Health Assessment, Consultation and Education Program at 919.707.5900 for additional information.

If you have any questions about DWM's ongoing environmental work at this site, please contact me via email at scott.stupak@deq.nc.gov or 919.707.8359.

Sincerely,

Scott Stupak, DSCA Project Manager
Division of Waste Management | North Carolina Department of Environmental Quality

Attachments: Crawlspace Air Risk Memorandum

JOSH STEIN
Governor
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MEMORANDUM

Date: November 4, 2026

From: Scott Stupak / DSCA Project Manager

Subj: Crawlspace Air Sampling Results of 309 Haywood Street, Raleigh, Wake County, NC
DSCA Environmental Site Investigation of Holden Cleaners Site ID DC920045

The air sample collected from the residence referenced above between September 1 and 2, 2026 indicated the following:

Contaminant	Amount Detected CS-309 Haywood ($\mu g/m^3$)*	Acceptable Risk Levels
Tetrachloroethylene (PCE)	5.4	NA
Trichloroethylene (TCE)	<0.25	NA
Residential Carcinogenic Risk	5.0E-07	1.0E-04
Residential Hazard Index	0.13	1.0

* $\mu g/m^3$ = micrograms of contaminant per cubic meter of air
NA = not applicable
Bold = Carcinogenic risk or hazard index exceeds acceptable risk levels.

An evaluation of the crawlspace air contaminants was conducted and based on the results, the DWM concludes that:

☐ Crawlspace air levels are acceptable. No further sampling is planned at this time. If site conditions change, another sampling event may be conducted.

☐ Crawlspace air levels are acceptable. Additional sampling may be conducted to confirm that acceptable levels are maintained.

☒ Crawlspace air levels are acceptable with currently implemented vapor intrusion mitigation measures. Additional monitoring is planned to confirm that acceptable levels are maintained.

☐ Crawlspace air levels are not acceptable. Additional monitoring is planned to further evaluate contaminant levels.

☐ Crawlspace air levels are not acceptable. Actions are planned to reduce the levels of contaminants to acceptable concentrations.

☐ Crawlspace air concentrations are not associated with the contamination site. As such, no further sampling will be performed by the DSCA Program at this time. If site conditions change, another sampling event may be conducted.