

# Targeted Property Searches: Disclosures & Environmental Risk Factors

## Course Notes

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### Why Environmental Risk Factors Matter in Real Estate

Environmental hazards are more than just buzzwords, they're critical elements that can affect a property's livability, safety, market value, and insurability. For buyers, especially families with health sensitivities or financial limitations, these concerns can be deal-breakers. For sellers and agents, failing to disclose known issues could lead to legal consequences.

In Florida, particularly in coastal and older areas like Tampa, New Smyrna Beach, and Orlando, properties may be vulnerable to flooding, older construction issues, or proximity to hazardous sites. As climate change and regulatory scrutiny increase, knowing how to identify these red flags during the property search stage is more important than ever.

# Common Environmental Concerns in Real Estate

## Asbestos

Used in many homes built before the 1980s for insulation and fireproofing, asbestos becomes dangerous when disturbed and fibers are inhaled. Florida's hot and humid climate can worsen material degradation, increasing exposure risks during renovation. Inhalation can lead to severe respiratory illnesses including mesothelioma.

## Lead-Based Paint

Banned in residential homes in 1978, homes built before this may still contain lead-based paint. It was valued for its durability and moisture resistance, especially in humid climates like Florida. Lead exposure is particularly dangerous for children and can result in developmental delays and neurological damage.

## Flooding / Flood Zones

Flooding poses significant risks to homeowners and potential buyers, leading to property damage, increased insurance costs, and lower resale values. Properties in designated FEMA flood zones often require flood insurance. Flood risk impacts long-term affordability and eligibility for financing. In Florida, flood risk is rising due to coastal development and climate change. Even homes outside designated flood zones can be at risk due to heavy rain, poor drainage, or nearby construction.

## Radon Gas

Radon is a naturally occurring radioactive gas that forms from the breakdown of uranium in soil, rock, and water. It's invisible, odorless, and tasteless, making it impossible to detect without specialized testing. As radon seeps up from the ground, it can enter homes through cracks in foundations, crawl spaces, sump pumps, and even well water. Once inside, it can accumulate to dangerous levels especially in enclosed, poorly ventilated spaces.

According to the EPA, radon is the second leading cause of lung cancer in the U.S., responsible for thousands of deaths each year. Florida is not typically known as a high-radon state overall, but pockets of elevated risk exist, particularly in certain counties with limestone-based soils or older home construction without proper sealing.

## Underground Storage Tanks (USTs)

Common in older or rural properties, especially those once used for agriculture or commercial use. Leaking tanks can contaminate soil and groundwater, leading to expensive cleanups and property devaluation.

## Proximity to Hazardous Sites

Living near a Superfund site, power plant, landfill, or industrial site can pose health risks and depress property values.

## Florida Case Law: Johnson v. Davis (1985)

This landmark Florida Supreme Court case established that sellers have a duty to disclose known material facts that are not readily observable and that would affect the value of the

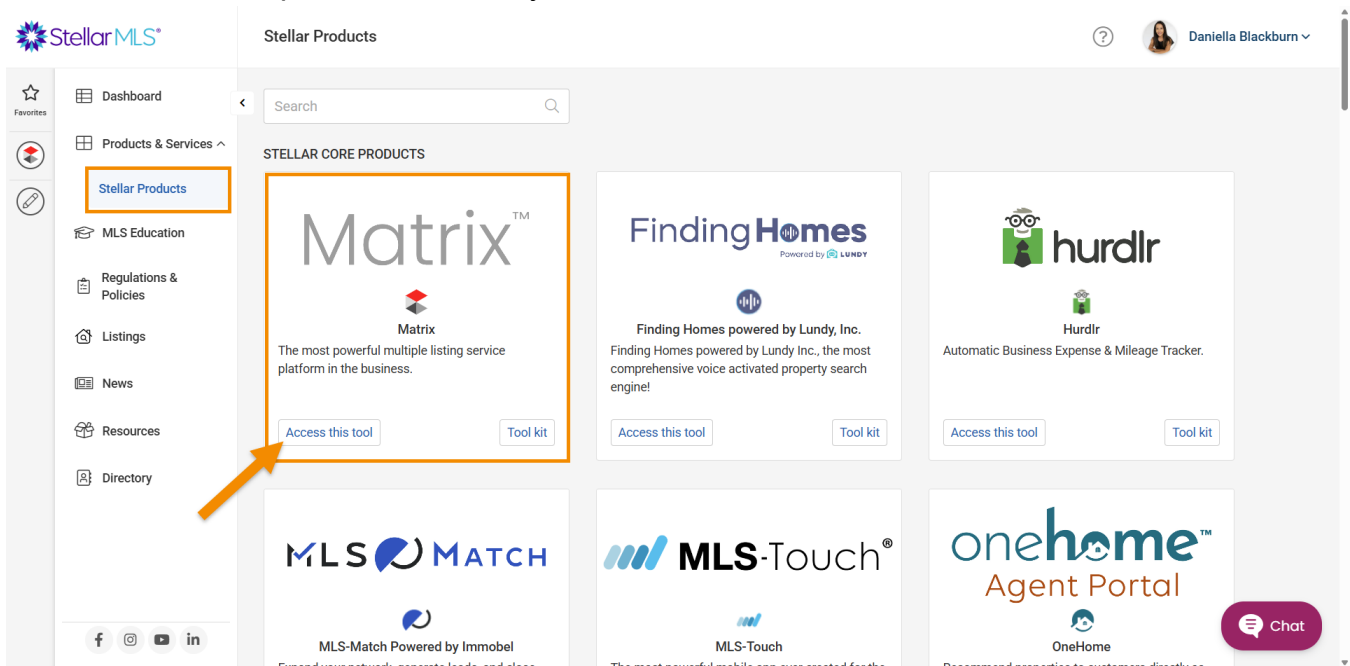
property.

In *Johnson v. Davis*, the sellers knew about roof leaks but failed to disclose them. The court ruled in favor of the buyer, stating sellers cannot remain silent about latent defects.

For agents, this case underscores the importance of full transparency and due diligence—especially regarding environmental risks.

## Creating Environmental Searches in Matrix

1. In Stellar Central, open Matrix under your Products and Services.



2. Go to Residential Search. These searches can also be done in any other property classification.

StellarMLS® MY MATRIX **SEARCH** STATS | TAX | LINKS | FINANCE | ADD/EDIT | MARKET REPORTS | RECIPROCAL MLS ACCESS

Stellar Support: 800-686-7451 | Logout

Aa Hello, Daniella

Enter Shorthand or MLS#

Recent Searches

Dashboard Edit Dashboard

### News & Alerts

- Jun 26 - Important Update: Matrix Text Notification Changes
- Jun 26 - Register Now! Stellar MLS Townhall
- Jun 24 - Boost Your Rental Business with RentSpree + Stellar MLS
- Jun 16 - New Features for MLS-Touch Are Here!

### Recent OneHome Visitors

Kent, Roy	Wednesday	♥ 1	📄 3
Belcher, Bob	Tuesday		
Buffay, Phoebe	Tuesday	♥ 1	

### My Listings

My Listings Rejected	0
My Listings Ready for Approval	0
My Office Listings Rejected	0
My Office Listings Ready for Approval	0
My Firm Listings Rejected	0
My Firm Listings Ready for Approval	0
My Active Listings	0
My Pending Listings	0

View All

### My Favorite Searches

Flagler Beach properties	Manage
New Construction SFR 34787	Manage
Quick CMA demo	Manage
San Juan Puerto Rico 3+ cuarto 2 + baños	Manage
SFR Celebration	Manage
Volusia Properties \$400-500 with a pool...	Manage

### Search

MLS #

Street #

Street Name

City

### My Carts

Fixer Kissimmee	26
Miller, Nick - Fixer Uppers O Town	56
Compradora, Lucy - Casas Fixer WG \$500-	21
Thornfield, Devin - Orlando Fixer Properties Abril	75
Fixer Orlando 3.27	58
Lasso, Ted - In-Law Suites	63
Fixer Orlando	45

### Market Watch

New Listing

Price Increase

### Hot Sheets

Cross Property
Residential

3. At the bottom of the search page, right next to “Additional Fields” click on **ADD**.

### Property Style

1/2 Duplex  
Condo - Hotel  
Condominium  
Dock-Rackominium  
Farm

Or Not

### Property Description

Corner Unit  
Studio/Efficiency  
Elevated  
End Unit  
High Rise

And Or Not

### Ownership

Co-op  
Condominium  
Fee Simple  
Fractional  
Leasehold

And Or Not

### Development

Or Not

### Floors in Unit/Home

Multi/Split  
One  
Two  
Three Or More

And Or Not

### Subdivision/Condo Name

### Realtor Information

3rd Party Approval Req  
Applications in Process  
As-Is  
Assoc approval required  
Brochure Available

And Or Not

### Short Term Rental Allowed

Yes

### Total Acreage

0 to less than 1/4  
1/4 to less than 1/2  
1/2 to less than 1  
1 to less than 2  
2 to less than 5

Or Not

### Garage or Carport

Garage # Spaces

Garage Attached

Carport # Spaces

### Rooms Search

Type Level Closet Type Features Flooring

And Or

More

Clear 5000+ matches Map Results

Additional Fields **Add**

4. On the bottom Search field, you can now search for any additional field you want to add to the search:

StellarMLS MY MATRIX | SEARCH | STATS | TAX | LINKS | FINANCE | ADD/EDIT | MARKET REPORTS | RECIPROCAL MLS ACCESS Hello, Daniella

Enter Shorthand or MLS# Recent Searches

**Frequently Used Fields**

These are the frequently used search fields; you can add them to your search page to create customized searches.

**Available Fields**

- # of Assigned Spaces
- # of Bays
- # of Bays (Dock High)
- # of Bays (Grade Level)
- # of Conference/Meeting Rooms
- # of Hotel/Motel Rooms
- # of Offices
- # of Paddocks Pastures
- # of Pets Allowed
- # of Restrooms
- # of Septics
- # of Stalls

Search:

**Selected Fields**

Add -> Remove <- Move Up Move Down

Back

5. You can find the additional Fields and add them from “Available Fields” to “Selected Fields” by clicking on each and selecting the **Add** button in the middle.

Enter Shorthand or MLS# Recent Searches

**Frequently Used Fields**

These are the frequently used search fields; you can add them to your search page to create customized searches.

**Available Fields**

Documents and Disclosures Search

**Selected Fields**

Add -> Remove <- Move Up Move Down

Search: Document

Back

For this course, the following Available Fields are recommended:

- Documents and Disclosures Search
- Public Remarks
- Realtor Only Remarks
- Flood Zone Code
- Disaster Mitigation

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StellarMLS® MY MATRIX | **SEARCH** | STATS | TAX | LINKS | FINANCE | ADD/EDIT | MARKET REPORTS | RECIPROCAL MLS ACCESS

Enter Shorthand or MLS#

Recent Searches

### Frequently Used Fields

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**Available Fields**

- # Assigned Spaces
- # of Bays
- # of Bays (Dock High)
- # of Bays (Grade Level)
- # of Conference/Meeting Rooms
- # of Hotel/Motel Rooms
- # of Offices
- # Of Paddocks Pastures
- # of Pets Allowed
- # of Restrooms
- # Of Septics
- # Of Stalls

**Selected Fields**

- Documents and Disclosures Search
- Public Remarks
- Realtor Only Remarks
- Flood Zone Code
- Disaster Mitigation

Search:

Back

## Step by Step: How to use Matrix Fields for Environmental Searches

### Documents and Disclosure Search

Once you've added this field, scroll to the bottom of your search form. From the drop down menu of **Documents & Disclosures**, select options like "Environmental Disclosure," "Flood Disclosure," "Lead Paint," etc. This will limit your search to properties where the listing agent has uploaded disclosure documents.

Corner Unit  
Studio/Efficiency  
Elevated  
End Unit  
Garage Apartment  
☐ And ☒ Or ☐ Not

**Ownership**  
Co-op  
Condominium  
Corporation  
Fee Simple  
Fractional  
☐ And ☒ Or ☐ Not

Clear 5000+ matches

Additional Fields Add/Remove

Documents and Disclosures Search

- Association Addendum to Lease
- Association Rules & Regulations Available
- Condo-Hotel Notice
- Condominium Disclosure Available
- Environmental Disclosure
- Flood Disclosure
- HOA/PUD/Condo Disclosure
- Land Sales Disclosure
- Lead Paint
- Milestone Inspection
- None
- Other
- PACE Loan Disclosure
- Seller Property Disclosure
- Sinkhole Disclosure
- Structural Integrity Reserve Study
- Superfund
- Turnover Inspection

And ☒ Or ☐

Public Remarks

Realtor Only Remarks

Flood Zone Code

Disaster Mitigation

Fire/Smoke Detection Integration

Hurricane Insur. Deduction Qual.

Hurricane Shutters/Windows

Lightning Protection System

Safe Room

☐ And ☒ Or ☐ Not

Under the **Status** field, you can even select if these are attached, available, among other options.

Garage Apartment  
☐ And ☒ Or ☐ Not

**Ownership**  
 Co-op  
 Condominium  
 Corporation  
 Fee Simple  
 Fractional  
☐ And ☒ Or ☐ Not

Clear 5000+ matches Map Results

Additional Fields Add/Remove

**Documents & Disclosures** Status








Documents and Disclosures Search  
☒ And ☐ Or

Public Remarks  
 Realtor Only Remarks  
 Flood Zone Code

Disaster Mitigation  
☐ And ☒ Or ☐ Not































Attached  
 Available  
 Not Available  
 Not Completed  
 Not Required  
 Scheduled But Not Completed

You can also view these documents directly from the listing's Agent Single Line Display OR the 360 Property view by clicking the paperclip icon.

	ML #	Prop Type	Status	County	Legal Subdivision Name	Current Price	Address	Total Acreage	Beds	Baths	Built	SqFt	Heated Pool
	A4601517	RESI	ACT	Sarasota	STRATHMORE VILLA SEC 10	\$234,000	3915 SCHWALBE DR Unit# Non-Applicable	0 to less than 1/4	2	2	1964	1,195	Community
	Q6321366	RESI	ACT	Lake	TAVARES WILSONS	\$234,900	716 N ROCKINGHAM AVE	0 to less than 1/4	2	2	1950	742	None
	R4908998	RESI	ACT	Polk	NOT IN SUBDIVISION	\$234,900	906 SE 3RD ST	0 to less than 1/4	3	2	1925	1,053	None
	Q6283495	RESI	ACT	Orange	EVANS VILLAGE	\$234,900	1810 KINGSLAND AVE	0 to less than 1/4	3	2	1961	1,136	None
	GC531068	RESI	ACT	Alachua	RICELANDS SUB	\$235,000	4502 SW 47TH WAY	1/4 to less than 1	3	1	1959	962	None
	L4951793	RESI	ACT	Polk	WESWEGO SUB	\$235,000	1048 ROSELLE AVE	1/4 to less than 1	3	2	1935	1,348	None
	L4951555	RESI	ACT	Polk	LAKE HUNTER TERRACE	\$235,000	1028 W MARJORIE ST	0 to less than 1/4	3	2	1955	1,253	None

Listing Tax Photos History Parcel Map Flood Map Foreclosure

Tour 1

**ORLANDO, FL 32808**

**County:** Orange  
**Subdiv:**  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 1/0  
**Pool:** None  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4  
**Minimum Lease Period:** No Minimum  
**Garage:** No **Attch:** Spcs:  
**Garage/Parking Features:**  
**Assigned Spcs:**  
**LP/SqFt:** \$273.14  
**New Construction:** No  
**Total Annual Assoc Fees:** \$0.00  
**Average Monthly Fees:** \$0.00  
**Flood Zone Code:** X

**Status:** Active  
**On Market Date:** 02/16/2025  
**List Price:** \$239,000  
**Year Built:** 1956  
**Special Sale:** None  
**ADOM:** 129  
**CDOM:** 129  
**Pets:**  
**Max Times per Yr:**  
**Carport:** No Spcs:

**Heated Area:** 875 SqFt / 81 SqM  
**Total Area:** 1,195 SqFt / 111 SqM

1 / 15

[Virtual Tour 1: Click Here](#)

Look for attached PDFs that may contain information about flooding, lead-based paint, or other environmental hazards.

You can also find information on the Listing tab, if you scroll down to Realtor Information. See below for an example.

Realtor Information		
<b>List Agent:</b>	<b>List Agent ID:</b>	<b>List Agent Direct:</b>
<b>List Agent E-mail:</b>	<b>List Agent Fax:</b>	<b>List Agent Cell:</b>
<b>List Office:</b>		<b>Call Center #:</b>
<b>Original Price:</b> \$239,000	<b>List Office Fax:</b>	<b>List Office ID:</b>
<b>On Market Date:</b> 02/16/2025		<b>List Office Phone:</b>
<b>Previous Price:</b>	<b>Price Change:</b>	<b>LP/SqFt:</b>
<b>Seller Representation:</b> Transaction Broker	<b>Listing Service Type:</b> Full Service	<b>Expiration Date:</b> 08/14/2025
<b>Occupant Type:</b> Vacant		
<b>Owner:</b>	<b>Owner Phone:</b>	
<b>Financing Avail:</b> Cash, Conventional, FHA, VA Loan	<b>Listing Type:</b> Exclusive Right To Sell	
<b>Realtor Info:</b> As-Is		
<b>Confidential Info:</b>		
<b>Showing Instructions:</b> Lockbox - Coded, See Remarks, Use ShowingTime Button		
<b>Showing Considerations:</b>		
<b>Driving Directions:</b>		
Carlsbad Pl. The home will be on the RIGHT.		
<b>Realtor Remarks:</b> Seller will need extended close. Property is being sold 'as-is' with right to inspect. Please make showing appointments through ShowingTime. For showings or access issues, call ShowingTime at 1-800-746-9464. Contracts must be submitted via current "as-is" contract along with MLS attachments. It is the buyers and buyers' agent responsibility to verify all room measurements, HOA rental restrictions, rental guidelines, lot size and utilities and all data noted on the MLS. Seller has never occupied the property, so there are no Seller Disclosures. Offers submitted late Friday or over the weekend will be reviewed on Monday. Please allow sufficient time. PLEASE DO NOT SUBMIT OFFERS VIA ONLINE SIGNING PLATFORMS. OFFERS WILL ONLY BE REVIEWED IF SUBMITTED W/PRE-APPROVAL OR PROOF OF FUNDS TO THIS BROWSER		
LINK: <a href="https://offerupway.com/property-info/21244051.html">https://offerupway.com/property-info/21244051.html</a>		
Documents and Disclosures	Status of Documents and Disclosures	
Other	Attached	
Lead Paint	Attached	
Flood Disclosure	Attached	

Public Remarks and Realtor Only Remarks Search

Public Remarks

Use this field to type in keywords that may appear in the listing’s public-facing description. To cast a wider net, use wildcard searches with asterisks. For example, typing '\*radon\*' or '\*lead\*' will find listings mentioning those terms. This helps identify properties where the listing agent voluntarily mentioned known risks, mitigation systems, or upgrades.

Other suggestions are:

- \*radon\*
- \*lead\*
- \*UST\* or \*underground tank\*
- \*asbestos\*
- \*Superfund\* or \*hazardous\*
- \*flood\*, \*zone AE\*, \*FEMA\*



Studio/Agency  
Elevated  
End Unit  
Garage Apartment  
☐ And ☒ Or ☐ Not

**Ownership**  
Co-op  
Condominium  
Corporation  
Fee Simple  
Fractional  
☐ And ☒ Or ☐ Not

[Clear](#) **1 matches** [Map](#) [Results](#)

**Additional Fields** [Add/Remove](#)

**Documents & Disclosures** **Status**

Documents and Disclosures Search ☒ And ☐ Or

Public Remarks

Realtor Only Remarks

Flood Zone Code

Disaster Mitigation

Above Flood Plain  
Fire Resistant Exterior  
Fire/Smoke Detection Integration  
Hurricane Insur. Deduction Qual.  
Hurricane Shutters/Windows  
☐ And ☒ Or ☐ Not

With wildcards, you can even **opt out** of options if your client wants to exclude these from their results. To exclude, you have to use the exclamation mark “!” This needs to be placed directly before the value you want to exclude:

Example: **!\*asbestos\***

This will exclude all listing for properties that have the word asbestos in their Public Remarks.

Condominium  
Corporation  
Fee Simple  
Fractional  
☐ And ☒ Or ☐ Not

[Clear](#) **934 matches** [Map](#) [Results](#)

**Additional Fields** [Add/Remove](#)

**Documents & Disclosures** **Status**

Documents and Disclosures Search ☒ And ☐ Or

Public Remarks

Realtor Only Remarks

Flood Zone Code

Disaster Mitigation

Above Flood Plain  
Fire Resistant Exterior  
Fire/Smoke Detection Integration  
Hurricane Insur. Deduction Qual.  
Hurricane Shutters/Windows  
☐ And ☒ Or ☐ Not

## Realtor Only Remarks

This field contains comments visible only to agents. Use it the same way as Public Remarks with wildcard searches. Search for keywords like **'\*asbestos\*'**, **'\*UST\*'**, **'\*Superfund\*'**, or **'\*flood insurance required\*'**. Since agents sometimes share more candid information here, this field can reveal red flags or special considerations before showing a property.

Studio/Agency  
Elevated  
End Unit  
Garage Apartment  
☐ And ☒ Or ☐ Not

**Ownership**  
Co-op  
Condominium  
Corporation  
Fee Simple  
Fractional  
☐ And ☒ Or ☐ Not

[Clear](#) **413 matches** [Map](#) [Results](#)

**Additional Fields** [Add/Remove](#)

**Documents & Disclosures** **Status**

Documents and Disclosures Search   [More](#)

☒ And ☐ Or

Public Remarks

Realtor Only Remarks

Flood Zone Code

Disaster Mitigation

Above Flood Plain  
Fire Resistant Exterior  
Fire/Smoke Detection Integration  
Hurricane Insur. Deduction Qual.  
Hurricane Shutters/Windows  
☐ And ☒ Or ☐ Not

## Flood Zone Code

After adding this field, use the dropdown menu to filter listings by FEMA flood zone designation. Look for codes like AE, VE, or X. AE and VE zones indicate higher risk and usually require flood insurance. If you're working with buyers sensitive to flood risk, filtering out high-risk zones can narrow your search. Conversely, use it to find listings that already note zone designation if flood insurance is a requirement.

Elevated  
End Unit  
Garage Apartment  
☐ And ☒ Or ☐ Not

**Ownership**  
Co-op  
Condominium  
Corporation  
Fee Simple  
Fractional  
☐ And ☒ Or ☐ Not

[Clear](#) **29 matches** [Map](#) [Results](#)

**Additional Fields** [Add/Remove](#)

**Documents & Disclosures** **Status**

Documents and Disclosures Search   [More](#)

☒ And ☐ Or

Public Remarks

Realtor Only Remarks

Flood Zone Code

Disaster Mitigation

Above Flood Plain  
Fire Resistant Exterior  
Fire/Smoke Detection Integration  
Hurricane Insur. Deduction Qual.  
Hurricane Shutters/Windows  
☐ And ☒ Or ☐ Not

## Disaster Mitigation

Disaster Mitigation forms the foundation for a properties long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction, and repeated damage. Once added, review the

available selections such as Above Flood Plain, Fire Resistance Exterior, Fire Smoke Detection System Integrated, Hurricane Deduction Insurance Qualified, Hurricane Shutters and Windows, Lightning Protection System, and Safe Room.

If your buyer is concerned about flooding, select “Above Flood Plain” to prioritize homes built at higher elevations, which may reduce flood insurance costs or risk.

For storm-related risks common in Florida, options like “Hurricane Shutter/Windows” or “Lightning Protection System” can indicate added safety measures and potential insurance savings.

Buyers focused on fire safety may be interested in homes with “Fire Resistant Exterior” or “Fire/Smoke Detection Integration.”

If you're helping clients who value emergency preparedness, check for properties that offer a “Safe Room”.

Use one or multiple criteria based on your client's priorities. This targeted filtering helps identify homes that offer peace of mind, especially for clients moving to high-risk zones or who are concerned with climate resilience.

💡 Pro Tip 💡 : If you click on the help bubble for Disaster Mitigation it will give you definitions of each option but also a direct link to the FEMA Flood Map.

The screenshot shows a real estate search interface. At the top, there are filters for 'Elevated End Unit' and 'Garage Apartment' with radio buttons for 'And', 'Or', and 'Not'. Below this is the 'Ownership' section with a list of options: Co-op, Condominium, Corporation, Fee Simple, and Fractional. A 'Clear' button and '80 matches' are visible. The 'Additional Fields' section includes 'Documents & Disclosures' with a search bar and a 'Status' dropdown. Below this are 'Public Remarks', 'Realtor Only Remarks', and 'Flood Zone Code'. The 'Disaster Mitigation' section is highlighted with an orange box, showing a list of options: Fire/Smoke Detection Integration, Hurricane Insur. Deduction Qual., Hurricane Shutters/Windows, Lightning Protection System, and Safe Room. A 'More' button is also present.

## Pro Tips to Level Up Your Searches

- **Search smarter with keyword combos**  
Use \*lead\*, \*radon\*, \*asbestos\*, or \*UST\* in **Public** or **Realtor Remarks** to catch red flags or upgrades agents have mentioned.
- **Don't skip the paperclip!**  
Check **Documents & Disclosures** to see attached PDFs like seller disclosures, elevation certificates, or inspection reports.

- **Flood Zone Code = Power Tool**

Look for AE or VE zones for high-risk areas. Combine this with “Above Flood Plain” or “Hurricane Shutters” in **Disaster Mitigation** for extra value homes.

- **Disaster Mitigation is gold**

Filter homes with hurricane upgrades, safe rooms, or lightning protection—great selling points for safety-focused buyers.

- **Use build year + remarks filters together**

Example: Homes built **before 1980** + keyword \*lead\* = likely lead paint concerns or remediation disclosures.

- **Layer filters like a pro**

Mix flood zone, remarks, disclosures, and disaster mitigation for a precise, client-ready search.

- **Zoom in with Map Search**

Focus on coastal, flood-prone, or industrial-adjacent areas. Use FEMA maps or the layers in the Matrix Map tab.

- **Save & automate**

Create custom searches and set up **auto-emails** for clients with environmental or safety concerns—they'll thank you for it!

## Beyond the MLS: Trusted Research Tools

### 1. Storage Tank Contamination Monitoring (STCM)

 <https://geodata.dep.state.fl.us/datasets/FDEP::storage-tank-contamination-monitoring-stcm/about>

Florida's database to check for underground storage tank contamination reports and cleanup status.

### 2. FEMA Flood Map Service Center

 <https://msc.fema.gov>

Search properties by address to view official flood zone maps, zone codes, and elevation requirements.

### 3. CDC – Lead Poisoning Prevention Program

 <https://www.cdc.gov/nceh/lead/>

Public health guidance on lead exposure, lead-safe housing, and data on childhood lead risk.

### 4. U.S. Department of Housing and Urban Development (HUD)

 [https://www.hud.gov/program\\_offices/healthy\\_homes](https://www.hud.gov/program_offices/healthy_homes)

Offers homebuyer safety guides and environmental hazard info including mold, lead, and asbestos.

### 5. iMap / Realist Public Records Tools

Used to verify flood zones, building permits, and owner history. iMap can also show **code violations** and lot characteristics.

## 6. EPA Superfund Site Locator

 <https://www.epa.gov/superfund/search-superfund-sites-where-you-live>

Identify proximity to hazardous waste or cleanup sites. Especially useful for industrial zones.

## 7. Florida Department of Environmental Protection (FDEP)

 <https://floridadep.gov>

Find reports on soil and water contamination, stormwater permits, and brownfield redevelopment areas.

## 8. Florida Geographic Data Library (FGDL)

 <https://www.fgdl.org>

Free GIS maps with overlays for wetlands, floodplains, conservation lands, and environmental concerns.

## 9. Florida Department of Health – Radon Program

 <http://www.floridahealth.gov/environmental-health/radon/>

Florida-specific radon testing zones and licensed mitigation resources.

## 10. NOAA Sea Level Rise Viewer

 <https://coast.noaa.gov/slr/>

Interactive tool showing projected flood risk and sea level changes by address or zip code.

## 11. Local City or County GIS Portals

Check local government GIS websites (e.g., Orange, Seminole, Volusia counties) for detailed zoning, flood history, parcel data, and environmental overlays.

Orange County- <https://www.orangecountyfl.net/PlanningDevelopment/InteractiveMapping.aspx>

Understanding how to uncover environmental risks using Matrix isn't just a helpful skill, it's a power move. These tools help you deliver smarter, safer, and more personalized listings that show your clients you're truly looking out for them. You'll become the go-to expert they trust, sending them the right properties before anyone else even knows they're available. Play around with the filters, try new combinations, and watch your confidence and client satisfaction grow with every search.