



Property: 3217 1ST AVE W
City/Zip: BRADENTON, FL 34205
Owner: N/A

Report Date: July 10, 2026
Parcel: 3510600004
Report ID: RR-34205-260710

CLEAR

Within expected service life

Roof installed 2017 | 9 years (permit-verified) | Asphalt Shingle

HOW WE KNOW — PERMIT-VERIFIED · Confidence: High

Roof age is anchored to a roofing permit on file with the county/city building department (2017). A government permit record is the strongest public-record evidence of when a roof was actually installed.

Roof Summary

Year Built	1925
Year Installed / Last Replaced	2017
Roof Age	9 years (permit-verified)
Age Evidence	Permit-verified — county/city roofing permit on file
Expected Lifespan	13 years
Estimated Remaining Life	4 years
Owner	N/A
Living Area	1,582 sqft
Property Value	\$253,484
Parcel ID	3510600004
Roof Permit on File	Yes - 2017

Why This Status — The Reasons

This status is based on public property records, county and city building permits, roof material, and the documented NOAA hurricane record. The primary factor is roof age relative to the replacement threshold for the roofing material.

- Asphalt Shingle roof within its expected service window (age 9 of a 15-year threshold)
- Last permitted re-roof: 2017 (county/city building-permit record)
- Hurricanes endured since installation: Hurricane Irma (2017), Hurricane Ian (2022), Hurricane Helene (2024), Hurricane Milton (2024) — NOAA/NHC county record

Risk Flags

- Endured 4 major hurricanes

Hurricane Record — Manatee County

Storm	Year	Landfall	Est. peak winds (Manatee Co.)	Since roof installed
Hurricane Irma	2017	Cat 4	~80 mph	YES
Hurricane Ian	2022	Cat 4	~85 mph	YES
Hurricane Helene	2024	Cat 4	~65 mph	YES
Hurricane Milton	2024	Cat 3	~105 mph	YES

Source: NOAA National Hurricane Center Tropical Cyclone Reports — estimated peak sustained winds experienced in the county. Storms are shown for context and ranking; the status itself is driven by roof age and material.

Recommendation

This roof is **Clear**. At 9 years old it is within its expected serviceable life and shows no significant risk factors.

Action recommended: Continue routine maintenance and periodic inspections. This roof should not present issues for insurance coverage or real estate transactions.

Status Key

FAIL Past its service life	FURTHER REVIEW Aging — monitor closely	CLEAR Within service life
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What to Have an Inspector Check

- Interior ceilings and attic for moisture stains, daylight, or damp decking
- Flashing at penetrations, valleys, and roof-to-wall transitions
- Soffit, fascia, and drip-edge condition
- Patches, tarps, or prior spot repairs (signs of past leaks)
- Granule loss, bald spots, and shingle edge curling or cupping
- Nail pops, lifted tabs, and gutter granule accumulation

A physical inspection by a licensed contractor is the only way to confirm actual condition — and its findings override this report. For flagged homes, a Verified Contractor inspection is free through RedRoofed.com.

About This Report

Red Roofed is a roof condition record built on public evidence: county and city building permits (the strongest public proof of roof age), county property-appraiser records, and the NOAA hurricane record. Every status shows its evidence level — permit-verified or estimated — and better evidence always wins: a newly surfaced permit or a licensed contractor's inspection corrects the record. Disputes are free at RedRoofed.com/dispute. Designed for homeowners, homebuyers, and real estate agents. Not a substitute for a physical inspection by a licensed roofing contractor.

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DISCLAIMER: This report is generated from publicly available data including county property appraiser records, building permit databases, and geographic risk models. It is not a substitute for a professional roof inspection. Actual roof condition may vary. Red Roofed assumes no liability for decisions made based on this report.