



Property: 4010 ROCKEFELLER AVE

City/Zip: SARASOTA, FL 34231

Owner: N/A

Report Date: July 10, 2026

Parcel: 0072020013

Report ID: RR-34231-260710

FAIL

Roof likely past its service life

Roof installed 1983 | ~43 years (estimated) | Concrete Tile

HOW WE KNOW — ESTIMATED — NO PERMIT ON RECORD • Confidence: Moderate

County and city roofing-permit records were searched and no roof-replacement permit was found for this property. Roof age is estimated from original construction (1983), assuming the original roof — approximately 43 years. If the roof was replaced without a permit, the true age is lower: the record can be corrected free at RedRoofed.com/dispute, and a licensed contractor inspection overrides this estimate.

Roof Summary

Year Built	1983
Year Installed / Last Replaced	1983
Roof Age	~43 years (estimated)
Age Evidence	Estimated — no roofing permit on record (assumes original roof)
Expected Lifespan	25 years
Estimated Remaining Life	Past expected lifespan
Owner	N/A
Living Area	1,975 sqft
Property Value	\$357,300
Parcel ID	0072020013
Roof Permit on File	None found in county/city permit records

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.

- Concrete Tile roof at or past its 22-year replacement threshold (estimated age: 43 years)
- No roof-replacement permit on record since original construction
- Hurricanes endured since installation: Hurricane Charley (2004), Hurricane Irma (2017), Hurricane Ian (2022), Hurricane Helene (2024), Hurricane Milton (2024) — NOAA/NHC county record

Risk Flags

- PAST EXPECTED LIFESPAN (43/25 years)
- AT OR BEYOND MAXIMUM LIFESPAN (43/30 years)
- Endured 5 major hurricanes

Hurricane Record — Sarasota County

Storm	Year	Landfall	Est. peak winds (Sarasota Co.)	Since roof installed
Hurricane Charley	2004	Cat 4	~75 mph	YES
Hurricane Irma	2017	Cat 4	~85 mph	YES
Hurricane Ian	2022	Cat 4	~100 mph	YES
Hurricane Helene	2024	Cat 4	~65 mph	YES
Hurricane Milton	2024	Cat 3	~120 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 flagged **Fail**. At 43 years old, against an expected service life of about 25 years for its material in Florida's climate, the roof has reached or exceeded its serviceable life.

Action recommended: Schedule a professional roof inspection with a licensed contractor. If selling, buyers and insurers will likely require a roof replacement or credit. If insured, review your policy for coverage limitations on aging roofs.

If your insurer has raised roof age: Florida law (s. 627.7011(5), F.S.) gives homeowners the right to a roof inspection — if it shows 5+ years of useful life remaining, age alone cannot be the reason for refusal. See [RedRoofed.com/insurance-readiness](https://redroofed.com/insurance-readiness). **If this roof was actually replaced:** correct the record free at

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)
- Cracked, slipped, or missing tiles — and the underlayment beneath (tile outlives its underlayment)
- Ridge and hip mortar or foam adhesion

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.