



Property: 1618 1ST AVE W
City/Zip: BRADENTON, FL 34205
Owner: N/A

Report Date: July 10, 2026
Parcel: 3345710051
Report ID: RR-34205-260710

FURTHER REVIEW

Aging — worth a closer look

Roof installed 2013 | ~13 years (estimated) | Asphalt Shingle

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 (2013), assuming the original roof — approximately 13 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	2013
Year Installed / Last Replaced	2013
Roof Age	~13 years (estimated)
Age Evidence	Estimated — no roofing permit on record (assumes original roof)
Expected Lifespan	13 years
Estimated Remaining Life	Past expected lifespan
Owner	N/A
Living Area	2,628 sqft
Property Value	\$788,986
Parcel ID	3345710051
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.

- Asphalt Shingle roof within 5 years of its 15-year replacement threshold (age: 13 years)
- No roof-replacement permit on record since original construction
- Hurricanes endured since installation: Hurricane Irma (2017), Hurricane Ian (2022), Hurricane Helene (2024), Hurricane Milton (2024) — NOAA/NHC county record

Risk Flags

- **PAST EXPECTED LIFESPAN (13/13 years)**
- **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 flagged **Further Review**. At 13 years old it has roughly 0 years of expected life remaining and is entering the period where maintenance becomes critical.

Action recommended: Annual inspections, proactive maintenance, and budgeting for replacement within the next 0 years. Insurance carriers may begin restricting coverage as the roof ages further. If anything in this report looks wrong, corrections are free at RedRoofed.com/dispute.

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.