

Florida Home Maintenance Price Guide

Typical service costs to keep a Florida home in good condition — Brinkman Home Inspections, Inc.

Prices are national/regional market ranges as of 2026; actual quotes vary by county, home size, and vendor. Use as a client education / budgeting reference.

Category	Item / Service	Recommended Frequency	Times per Year	Per-Service Low (\$)	Per-Service High (\$)	Annual Low (\$)	Annual High (\$)	Notes
HVAC / Cooling	AC Tune-Up / Inspection	2x/year (spring & fall)	2.00	\$89	\$200	\$178	\$400	FL systems run nearly year-round; twice-a-year service is standard here
HVAC / Cooling	AC Filter Replacement	Monthly (1")	12.00	\$5	\$20	\$60	\$240	DIY item; neglect strains the whole system
HVAC / Cooling	Full AC Replacement (3-4 ton)	Every 10-15 years	0.08	\$4,200	\$12,000	\$336	\$960	Amortized over ~12.5 years; Florida's heat/humidity shortens lifespan vs national 15-20yr average; varies
HVAC / Cooling	Duct Cleaning/Inspection	Every 3-5 years	0.25	\$300	\$700	\$75	\$175	Amortized over 4 years; more often with pets/allergies
Roof	Roof Inspection	Annually + after storms	1.00	\$100	\$300	\$100	\$300	Often bundled with a home inspection
Roof	Roof Cleaning (soft wash / algae treatment)	Every 1-2 years	0.67	\$450	\$2,800	\$300	\$1,868	Gloeocapsa magma (black streaking) is common on FL roofs
Roof	Roof Repair (minor - shingles/flashing)	As needed (avg/yr)	1.00	\$300	\$1,500	\$300	\$1,500	Address promptly after named storms
Roof	Roof Replacement (asphalt shingle, avg home)	Every 15-20 years	0.06	\$8,000	\$25,000	\$456	\$1,425	Amortized over ~17.5 years; Florida heat/storms shorten lifespan vs national 20-30yr rating; tile/metal
Exterior & Structure	Gutter Cleaning	2x/year (or after storms)	2.00	\$100	\$300	\$200	\$600	More frequent under heavy tree cover
Exterior & Structure	Gutter Replacement (per linear ft, installed)	Every 20+ years	0.05	\$3	\$40	\$0	\$2	Per linear ft; seamless aluminum is the common FL choice
Exterior & Structure	Pressure Washing (house exterior)	Annually	1.00	\$212	\$448	\$212	\$448	Controls mold/mildew common in FL humidity
Exterior & Structure	Caulking/Sealing Windows & Doors	Every 1-2 years	0.67	\$150	\$500	\$100	\$334	Prevents water intrusion and pest entry
Exterior & Structure	Exterior Paint (full home)	Every 5-7 years	0.17	\$3,000	\$9,000	\$501	\$1,503	Amortized over 6 years; FL sun/UV shortens repaint cycles
Pest & Wood Protection	Termite Bond - Initial Inspection	One-time	0.10	\$100	\$320	\$10	\$32	Amortized over 10 yrs for budgeting; often credited toward bond
Pest & Wood Protection	Termite Bond - Annual Renewal	Annually	1.00	\$120	\$260	\$120	\$260	Required in most FL home purchases/refinances
Pest & Wood Protection	General Pest Control Service	Quarterly	4.00	\$100	\$175	\$400	\$700	Covers ants, roaches, spiders - all common in FL
Plumbing	Water Heater Flush	Annually	1.00	\$80	\$150	\$80	\$150	Extends tank life; DIY possible
Plumbing	Water Heater Replacement (40-50 gal)	Every 8-12 years	0.10	\$1,200	\$3,500	\$120	\$350	Amortized over 10 years; tankless units run higher upfront
Plumbing	Sewer/Drain Camera Inspection	Every 2-3 years (older homes)	0.40	\$150	\$400	\$60	\$160	Especially important for cast iron or clay pipe
Plumbing	Septic Tank Pumping	Every 3-5 years	0.25	\$300	\$700	\$75	\$175	For homes not on municipal sewer
Life Safety	Smoke/CO Detector Batteries	Annually	1.00	\$10	\$30	\$10	\$30	Test monthly; replace units every 10 years
Life Safety	Dryer Vent Cleaning	Annually	1.00	\$100	\$250	\$100	\$250	Major fire-prevention item, often overlooked
Life Safety	Fire Extinguisher Service/Replacement	Every 5-12 years	0.13	\$20	\$60	\$3	\$8	Amortized over 8 years; check gauge annually
Windows & Storm Protection	Hurricane Shutter Inspection/Service	Annually (pre-season)	1.00	\$100	\$300	\$100	\$300	Test operation before June 1st
Windows & Storm Protection	Impact Window Installation (per window)	One-time upgrade	0.07	\$700	\$1,500	\$47	\$101	Amortized over 15 years for budgeting; may lower insurance premiums
Pool & Exterior Water	Pool Service (weekly, if applicable)	Weekly	52.00	\$80	\$150	\$4,160	\$7,800	Per-visit cost; only applies if home has a pool
Pool & Exterior Water	Pool Equipment Inspection	Annually	1.00	\$100	\$250	\$100	\$250	Pumps, filters, heaters
Lawn & Drainage	Lawn/Irrigation System Check	Seasonally	4.00	\$75	\$200	\$300	\$800	Confirm proper drainage away from foundation before rainy season
Lawn & Drainage	Tree Trimming (away from roof/structure)	Annually	1.00	\$200	\$800	\$200	\$800	Reduces roof debris and storm damage risk
Whole-Home	Annual Home Maintenance Inspection	Annually	1.00	\$200	\$450	\$200	\$450	Catches roof/attic/moisture issues early - most cost-effective line item on this sheet
Whole-Home	4-Point Inspection (insurance)	As required by insurer	0.25	\$100	\$200	\$25	\$50	Amortized over ~4 years; often required for older homes to bind/renew coverage
Whole-Home	Wind Mitigation Inspection	One-time (for discount)	0.10	\$75	\$150	\$8	\$15	Amortized over 10 yrs for budgeting; can lower windstorm premiums
	TOTAL - Estimated Annual Maintenance Budget					\$8,935	\$22,434	

Annual Low/High = Times per Year × Per-Service cost. For items less frequent than yearly (e.g. roof replacement every 20 yrs), Times per Year is a fraction representing the amortized yearly budget share.

Sources: Angi, HomeAdvisor, Trane, and Florida-market home service providers (2025-2026 pricing data). Ranges are estimates for budgeting purposes, not quotes.