Termites are quiet until they are not. Most homeowners discover them the way many of my clients have, by stepping onto a bouncy floor near the kitchen sink, noticing a hairline crack that keeps widening above a doorway, or probing a baseboard that crumbles into paper dust. The shock is real, and so is the urge to rip everything open and start fixing. Resist that impulse for a day. The safest termite damage repair jobs start with controlled steps and a clear head, because wood that looks intact can be carrying far less load than you think.

I have been on projects where a homeowner cut out a chewed sill plate without shoring the rim joist, only to hear glassware rattle across the room as the exterior wall dropped a quarter inch. No one was hurt, but that kind of scare teaches you to respect sequencing. Termite repair services are not just carpentry, they are structural work wrapped in pest control, moisture management, and code compliance. Do it right, and the house feels solid again. Do it fast and loose, and you risk sagging floors, cracked finishes, or worse.

Eliminate the colony before you cut

Termite wood repair should never outpace pest control. Treat the infestation first, and get documentation from your licensed applicator. I like to wait 7 to 14 days after treatment, especially with baits, so the colony has time to collapse. If you start demolition too soon, you may disturb active galleries and drive workers deeper into the structure or into adjacent areas. When you reach termite drywall repair after termite treatment, you will appreciate knowing the galleries are empty, not swarming with survivors.

While you wait, plan. Take photos of every suspicious area. Use a moisture meter along baseboards and sill areas, because elevated moisture often maps neatly onto termite pathways. Mark soft spots on subfloors with painter’s tape. If you think you will need termite structural repair, call your local building department to ask whether you will need a permit and inspections. In many jurisdictions, replacing structural members like beams or joists requires both.

Safety begins with stabilization

On any project that may involve load bearing repairs, the safest dollar you can spend is on temporary support. Floors that feel spongy over a crawlspace usually mean the sill plate or joists have lost section. Walls that show step cracks in corners may have compromised studs or headers. Before you remove one inch of wood, install temporary shoring.

In crawlspaces and basements, I use screw jacks under a doubled 2x10 or 4x4 strongback to spread the load across multiple joists. In tighter spaces, I have built cribbing stacks from solid blocks, each layer perpendicular to the last, topped with a steel plate or a 2x. The key is controlled bearing. Tighten screw jacks with a hand wrench a turn at a time. Never use an impact driver or jump the load quickly. In living spaces, a pair of stud walls built from 2x4s under the ceiling can catch a sagging header while you open a wall.

This is boring, patient work. That is the point. Termite floor joist repair and termite beam repair become routine when the structure is already calm and supported.

A quick safety checklist that saves headaches

- Confirm treatment is complete, and get written proof from the pest company.
- Shut off power to any circuits in the work zone, and cap exposed wires.
- Shore the structure before you remove any damaged wood.

- Wear PPE: respirator rated for dust and mold, gloves, eye protection, and knee pads for crawlspaces.
- Pull a permit if required, and schedule inspections early.

Scope the hidden damage

Termite damage is sneaky. You might see a tidy paint line while the wood behind it is hollowed into lace. Push a scratch awl or ice pick into suspect sills, joist ends, and studs. If it sinks more than 1/4 inch without meeting resistance, assume the fibers are compromised. Look for blistered paint, mud tubes, or pinpoint holes with frass. Tap surfaces with the butt of a screwdriver, listening for dull, papery sounds.

I have seen sill plates look fine from the inside, while the rim joist behind the insulation was a wafer. In attics, termites can ride up plumbing chases and eat roof truss plates. In kitchens and bathrooms, wet areas speed the damage because termites love consistent moisture. Put a bright light behind PVC or copper penetrations and check for gaps. If you find more than localized nibbling, bring in a structural engineer. A one hour consult is much cheaper than a beam that settles.

Materials that hold up, and when to use them

For termite repair services that last, material selection must match the exposure and load. Pressure treated lumber is your friend for sill plates, rim boards near masonry, and any wood within 8 inches of grade. I typically use Southern Yellow Pine No. 2 or better, factory treated to ground contact for sill replacements. For standard interior structural members like joists and studs, kiln dried SPF or Douglas Fir can be appropriate, provided you cut out all compromised sections and the environment is dry.

Sistering members is a common termite framing repair technique. When I sister a floor joist, I use full length lumber that bears at least 3 inches on the supporting beam or wall on both ends. I prefer construction adhesive on the mating faces and through bolts or ledger screws staggered every 12 to 16 inches. Nails alone are not enough when the original joist has lost section. For beams, a flitch plate or engineered LVL may be needed, especially if a post has crushed into a termite weakened sill.

Metal connectors are not optional. Hangers, hurricane ties, and post bases upgrade the entire assembly and provide redundancy. If you ever do termite attic wood repair on a truss, stop and get a stamped repair detail. Truss plates are engineered systems, and field repairs require specific gusset plates or scabs at defined lengths and fastener patterns.

Sill plates and rim boards: get them right, or the house fights you

Termite sill plate repair lives where moisture and masonry meet. The typical sequence: shore the floor joists near the foundation, remove a short section of siding or interior finish to expose the sill, and cut out the damaged length in manageable segments. If the termite damage is limited to 3 or 4 feet, you can scarf in a new section of pressure treated plate with tight fits at the joints. If the sill is soft for most of a wall, plan to replace it in 4 to 6 foot segments, leapfrogging your jacks so the load never goes slack.

Do not set new treated wood directly onto concrete or block. Use a sill sealer or self adhering membrane to break capillary moisture. Anchor bolts should be 1/2 inch diameter at intervals that meet your code, often 4 to 6 feet on center, with at least two bolts per plate segment and one within 12 inches of each end. If the original rim joist is compromised, replace or sister it at the same time. Seal the rim with a borate treatment before you close the cavity, then insulate and air seal.

Floor joists and subfloors: a chance to make the house feel new

Termite floor joist repair ranges from simple sisters to full replacements. If the damage is at the ends near the sill, you can install a hanger on sound wood and sister a new joist to bridge the eaten section. When more than a third of the joist depth is gone anywhere along its length, replace or add full length sisters that bear properly. Use temporary shoring to lift the floor only enough to remove sag, usually no more than 1/8 inch per day. Raising a floor too fast cracks tile and gypsum.

Subfloors tell their own stories. If your foot sinks near a sink base, the OSB or plywood is likely delaminated. For termite subfloor repair, cut back to the centerline of the nearest joist, then add blocking so every edge has bearing. I aim for tongue and groove plywood rated for subfloor use, glued and screwed 6 inches on edges and 8 inches in the field. Once, in a 1950s bungalow, we replaced 120 square feet of subfloor and three joists over a two day stretch. The homeowner told me it was the first time in years the china cabinet doors stayed shut on their own.

Walls, headers, and drywall: restore structure before cosmetics

Termite wall repair decides whether a door will stick next summer. Open the wall to at least 12 inches beyond the last sign of tunneling. Replace studs that are eaten more than 20 percent of their width, and consider doubling king and jack studs at heavily loaded openings. If a header is compromised, shore the opening with a temporary stud wall, then replace the header with an engineered size for the span and load. Add metal straps or ties to lock the assembly to the top plate.

Termite drywall repair after termite treatment is straightforward once framing is solid. Cut clean lines with a drywall saw or oscillating tool, back block the opening with 1x or rip strips, and hang new drywall with screws, not nails. Tape with paper and a setting compound for the first coat, then switch to a lightweight compound for finish. Prime with a sealer to lock in any staining before paint. If mud tubes stained the gypsum, a quality stain blocking primer saves repainting.

Beams, posts, and the big stuff

Termite beam repair is where homeowners often realize they need a specialist. A beam that carries a second story or a long span cannot be casually patched. If the beam is wood and the damage is localized at a bearing point, you may be able to transfer load with a new jack post and sister an LVL alongside the original. When more than a quarter of the beam’s depth is compromised, plan on replacement or engineered reinforcement. I have used steel flitch plates bolted through both sides of a beam to bridge a bad section. It is messy work in a finished basement, but far cheaper than jacking and replacing with a single massive member.

Posts sitting on termite eaten sills or damp block often rot too. Replace them with posts seated in adjustable metal bases anchored to concrete. If you have crawlspace posts sitting on soil, install proper footings. It is not just a termite issue, it is settlement prevention.

Crawlspaces and attics: moisture control is part of the repair

Termites do not create moisture, they follow it. If you repair termite damage to a house without fixing the conditions that brought them, you are inviting a repeat. In crawlspaces, grade the soil to direct water away, install a ground vapor barrier, and consider a dehumidifier if readings stay above 60 percent relative humidity. I have seen rim joists stay bone dry for years with nothing more than downspout extensions and a plastic vapor barrier.

In attics, seal air leaks from the living space and make sure bath fans vent outdoors. If you perform termite attic wood repair, check that baffles keep insulation out of soffits and that ridge vents are not clogged. Wood that cycles wet to dry is a magnet for pests.

Cost ranges and when to bring in help

Costs vary by region and scope, but certain patterns show up across jobs. A small termite sill plate repair of 4 to 6 feet can land between a few hundred and a couple thousand dollars, depending on access. Sistering a handful of joists and replacing subfloor might run a few thousand more, especially if kitchens or baths are involved. Termite beam repair and structural termite repair can climb into the mid four or even five figures when engineered components and significant shoring are required.

If you find yourself typing termite damage repair near me or structural termite repair near me, use those searches to gather two or three bids, but focus on the details, not just the price. A seasoned wood repair contractor for termite damage near me will talk about shoring, connectors, moisture, and permits without prompting. They will also coordinate with the pest company, and they will not promise to fix a major sag in a single day.

Five red flags that mean you should call a pro

- A floor drops more than 1/2 inch over a short run, or a door frame leans noticeably.
- Beams, posts, or load bearing walls show visible tunneling or crumble under a screwdriver.
- Termite damage extends across multiple rooms or into the attic framing.
- You see deflection that rebounds slowly when you step away, a sign of live load sensitivity.
- Electrical, gas, or plumbing lines run through the damaged areas, complicating safe access.

Permits, inspections, and documentation protect you

Many jurisdictions require a permit for structural termite repair. Pulling one triggers inspections that verify the work is safe, that anchors and connectors are installed correctly, and that the structure meets code. I have had inspectors ask for extra hold downs on new headers, not because the old house had them, but because the repair created a chance to do it right. Save your permit card, photos, pest treatment paperwork, and material receipts. If you ever sell, a buyer will want to know the termite damage restoration was professional, not just cosmetic.

Techniques, trade offs, and knowing when to stop opening

There is an art to deciding how much to open. Open too little, and you miss damaged members. Open too much, and you spend time and money repairing finishes that were not affected. I usually start with the obvious damage and extend until I find two consecutive studs, joists, or sill segments that are sound. When in doubt with joists, pop a few short holes in the subfloor with a hole saw and look at the joist crown. For walls, a thermal camera can reveal cool spots after rain that track with termite paths.

There are also choices about repair style. Sistering is less invasive and preserves more of the original framing, but it adds weight and can crowd mechanical runs. Full replacement gives you a clean member and easy nailing surfaces, but it requires bigger openings and more shoring time. For beams, bolted flitch plates can be installed in tight basements without removing the whole member, but they take careful layout to avoid drilling into utilities and to get proper bolt spacing.

Coordinating termite repair services and schedules

Good outcomes depend on coordination. The pest control team must complete treatment first and may return to check stations. The carpenter needs access and working power. If plumbing or electrical lines run through termite galleries, those trades must reroute or secure lines before you cut. In one ranch house, we found a live NM cable stapled to a stud that was little more than a shell. We shut the breaker, capped the line, and had an electrician reroute before we touched the framing. That saved a dangerous nick and an outage.

If you are searching termite repair near me and juggling quotes, ask each contractor for a rough schedule by phase: stabilization, demolition, framing repairs, insulation and air sealing, drywall and finishes. A realistic small job might run three to five working days end to end. Larger structural work can stretch a week or two, especially if inspections split the work.

Local context matters

Climate and building styles change the playbook. In the Southeast, with high humidity and slab on grade construction, I see more termite wall repair at base plates and around showers. In the Northeast, crawlspaces and basements push the battle to sill plates and rim joists. In the Southwest, raised porches and stucco complicate access to sills behind veneer. If you call a termite damage contractor near me, ask them about the most common failures in your area and what details they use to prevent recurrences. The right answer should mention soil contact, drainage, and ventilation patterns you can see on your own house.



Finishes and the temptation to hurry

Once structure is sound, the urge to close up is strong. Do not trap moisture. If you replaced wet subfloor, run fans or get more info a dehumidifier for a day or two and verify with a moisture meter that you are near the ambient level in undamaged rooms. If you sealed framing with borate, let it cure. Use mold resistant drywall in bathrooms that had leaks, and prime repaired areas with a bonding primer so texture and sheen match. I keep a small notebook of paint codes for clients so future touch ups blend instead of flashing.

Long term prevention baked into the repair

Termite damage restoration is not complete until you address what brought them. Extend downspouts 6 feet from the foundation. Keep mulch a few inches below siding and at least 6 inches from the house. Install termite

shields on piers where practical, simple galvanized steel that forces termites to build visible tubes. Where you have new sill plates and rim boards, consider a borate treatment before insulation goes back. If your pest company offers monitoring stations, keep them serviced. I have homeowners who spend less than the cost of a restaurant meal each quarter to maintain stations, and they have not seen a return in years.

Periodic self checks help. Twice a year, walk the exterior with a flashlight and a stiff wire. Probe baseboards behind sinks, along shower walls, and near patio doors. Peek into the crawlspace after a heavy rain. If you sense a change in a floor or door swing, trust that feeling. Early detection turns a weekend termite wood repair into a small patch, not a structural project.

A note on insurance and resale

Most homeowner policies in the United States do not cover termite damage because it is considered preventable maintenance. If your insurer has optional endorsements, read them, but do not count on a check. Documentation still pays off at resale time. Buyers are wary when they hear the word termite. A tidy packet with proof of treatment, permits, photos of clean wood and new connectors, and a transferable bond from your pest company turns a red flag into a footnote. I have seen appraisers call out past termite activity in reports, then wave it off after reviewing thorough documentation.

Finding the right help nearby

Searches like local termite damage repair or wood repair contractor termite damage near me will produce a mix of pest companies and carpenters. You may need both. Ask pest companies whether they self perform repairs or partner with a licensed contractor. Ask contractors for references on projects that involved shoring and sill or joist replacements. A solid outfit will not flinch at the phrase termite structural repair. They will talk calmly about load paths and bring a laser level to measure deflection, not just a hammer.

On a recent job, a couple called me after talking to three outfits they found by searching structural termite repair near me. They chose the one that spent the first half of the visit asking questions, not selling. That crew stabilized their living room, replaced 12 linear feet of sill, sistered four joists, and had drywall back up within a week. Their cost landed in the middle of the bids, but the work felt like it would last. That is the mark to aim for.

The payoff of patience and sequence

Termite damage is more than chewed wood, it is a test of process. Treat first. Stabilize. Open enough termite exterminator to see the truth. Repair with materials and connectors that suit the load and the environment. Close only when moisture is under control. Keep records. If you do those things, the house gets back its quiet: doors hang true, floors feel right, and the nagging sense that something is giving way fades. Safety first is not a slogan here, it is the sequence that turns a mess into a clean, solid repair.