If you have active termites or you have just finished treatment and now see spongy baseboards, ridged drywall, or a floor that dips underfoot, you are in the right place. Termite damage repair is not a one-size job. Some homes need a few feet of sill plate replaced and a sistered joist. Others call for beam reinforcement, subfloor replacement, and wall reframing. The right wood repair contractor is the difference between a house that feels solid for decades and one that keeps sagging and shedding dust.

I have spent years walking crawlspaces, reading moisture meters by flashlight, and talking with homeowners who swore the floor squeak had always been there. Termite repair services work best when they move in a clear sequence: confirm the structure is safe, remove compromised wood, install new load paths, and finish with clean, tight restoration. Below, I will explain how I evaluate damage, the materials that perform, the rough cost and timeline you can expect, and how to find proven pros for termite damage repair near me without losing two weekends to phone calls.

Why acting promptly matters

Termites eat slowly compared with fire or flood, but they do not stop. What looks like a honeycombed 2x8 or a soft baseboard usually means farther-reaching loss in the web of load paths. When a floor sags a half inch across a room, the problem is rarely only the top layer. It often starts with termites tunneling up a foundation crack to the sill plate, then into nearby studs, joists, and subfloor. The longer that system stays compromised, the more framing deflects and the more it spreads force where it never belonged.

I have seen a front porch that felt bouncy turn into a stuck entry door two months later. We opened the skirting and found a rim joist that looked fine on the face, but a screwdriver slipped in three inches. Quick action would have meant one day of work, not a week with a beam jack and a new LVL.

The inspection that saves money

A good wood repair contractor starts by mapping damage, not just reacting to the worst-looking board. Expect probing with an awl or flat screwdriver at suspected spots, a moisture reading near grade or plumbing, and a look at how loads travel. I trace from the roof or attic to bearing walls down to the foundation, checking each element on that path. If you need termite attic wood repair, for example, it matters whether rafters are notched properly, whether purlins carry to posts, and if the ridge is truly straight. In crawlspaces, I check sill plates, end grain at posts, floor joists within two feet of ducts or vents, and any place wiring penetrates.

On finished interiors, I look for nail pops along a line, baseboard gaps that widen, or drywall seams that crack in a staircase pattern. Often we open a small inspection hole at a baseboard corner to see the stud cavity. If mud tubes are present but the cavity is now dry and treated, we still test the studs for density. Termite wood repair depends on where wood has truly lost section, not where it only looks ugly.

One more point that sets solid contractors apart: coordination with a licensed pest professional. You want treatment complete or underway before serious structural termite repair near me begins. Otherwise, you risk building fresh timber buffet lines.

Structural vs cosmetic: knowing what to fix now

Homeowners often ask whether to handle drywall and trim right away or wait for structural changes to settle. My advice is simple. If you have measurable deflection or documented structural loss, do the termite structural repair

first. Cosmetic fixes, including termite drywall repair after termite treatment, are cleaner and last longer once the frame is stable.

Cosmetic scope includes baseboards, casings, small drywall patches, repainting, and some subfloor underlayment in non-structural situations. Structural scope includes termite sill plate repair, termite floor joist repair, termite beam repair, termite subfloor repair where tongue-and-groove has lost bearing strength, termite wall repair involving studs and headers, and termite framing repair in attics and roof systems.



Common repair details, room by room

Termite damage shows up in familiar places. If you want to understand what a crew is proposing, here is how those repairs actually go in the field.

Sill plates: Termite sill plate repair typically involves shoring the structure above with temporary posts and a beam, cutting out compromised sections a few feet at a time, then installing new pressure-treated plates anchored with proper epoxy-set bolts or expansion anchors. We slide in flashing or sill gasket and hit end cuts with a borate-based preservative. It is unglamorous work that prevents years of drafty floors and wavy walls.

Joists and beams: For termite floor joist repair, sistering is standard if you still have at least 50 to 60 percent of the original cross section. We bolt a new joist to the old with structural screws or carriage bolts, adhesive between. Where sections are too far gone or spans long, we add LVLs or a new dropped beam with proper posts and footings. Termite beam repair often calls for engineered members and sometimes an engineer’s letter for permits, especially if we are altering bearing points.

Subfloor and decking: Termite subfloor repair means cutting back to solid joists, staggering seams, and using proper tongue-and-groove replacements. Bathrooms are common trouble spots, sometimes with layered damage from old plumbing leaks. We block around toilets and tubs so fixtures sit tight and quiet.

Walls: Termite wall repair can involve stud replacements, built-up studs, or full stud bay reframing. At windows and doors, we check headers and trimmers, then plumb and square the opening before resetting casing. On exterior walls, we also inspect sheathing. Termites sometimes travel between foam board and sheathing where it stays warm and moist.

Attics and roofs: Termite attic wood repair might entail reinforcing rafters with scabs that extend two to three feet past the damage, sistering, or adding purlins and struts. With roof members, fastener patterns and bearing length matter as much as board size. The goal is to restore stiffness, not just replace wood.

Drywall and finish: After structure is solid and moisture is under control, termite damage restoration shifts to finishes. Termite drywall repair after termite treatment should use mold-resistant board in humid zones, new corner bead, and a smooth feather to at least 12 to 16 inches beyond the patch. If previous settlement caused long cracks, we bridge with tape and compound across the full seam, not only a dab of mud in the middle.

Sequencing the work

The cleanest projects follow a rhythm that avoids rework and dust swirling back into finished rooms. Treatment first, then demolition of compromised members, then structural repairs and framing, then subfloor and sheathing, and finally finishes. Doors and cabinets that went out of alignment during damage may need hinge adjustments or planing after the frame is true again. Your contractor should plan all that in one flow.

Permits depend on your jurisdiction and the extent of termite repair services. Replacing a couple of studs usually falls under minor repair, while adding beams or altering spans can require a permit and, in some cities, a structural letter. Top-rated crews know the local rules, which speeds approvals.

What top-rated really looks like

When homeowners search termite repair near me or wood repair contractor termite damage near me, they often land on general handymen or companies that only do pest treatment. You want a contractor whose portfolio shows structural termite repair near me specifically, not just decks and trim.

Look for a few non-negotiables:

- Proof of license and insurance that explicitly covers structural work and crawlspace operations, along with worker’s comp certificates.
- Detailed written scope that names members and lengths, fastener types, and whether lumber is kiln-dried, pressure-treated, or LVL.
- References from projects within 10 to 15 miles, ideally with before and after photos of sill plates, joists, and beams.
- A plan for dust control, access, and daily cleanup that respects your living space.
- Coordination with your pest company, including a letter confirming treatment date, product type, and warranty terms.

I have hired subcontractors for years, and the crews that consistently earn five-star reviews offer more than pretty invoices. They answer the phone, tell you what can go wrong, and show up with the right hardware on day one. The best part of local termite damage repair is that the pros know your soil, your code officials, and the quirks of housing stock in your neighborhood.

What it costs, and why ranges are honest

No one likes vague budgets. Still, termite damage varies wildly. For light to moderate termite wood repair in one area, you might spend 1,200 to 3,500 dollars. Replacing 20 to 30 feet of sill plate, sistering a few joists, and patching subfloor in a crawlspace can land in the 4,000 to 9,000 dollar range depending on access. Beam reinforcement with LVLs, new posts and footings, and extensive termite wall repair can push 10,000 to 25,000 dollars or more, especially if the span crosses kitchens or baths where finish work is slower and utilities crowd the work zone.

Access matters. A tight 14 inch crawlspace costs more to work in than a full-height basement. Old homes with non-standard lumber sizes often need custom shims and more time. If your contractor includes allowances for disposal, hardware, and unforeseen replacements, that is a sign of honest estimating. It is cheaper than a dozen change orders later.

A short plan for the first 48 hours after discovery

- Call your pest control company to verify treatment status and schedule if not done. Get the service record in writing.
- Keep moisture down. Fix any dripping hose bib, leaky trap, or vent discharge that adds dampness near wood.
- Limit load on suspect areas. Avoid stacking boxes where the floor dips or setting a full fish tank over a spongy section.
- Document what you see. Photos with a tape measure help your contractor grasp scale before visiting.
- Start contacting two to three local contractors who specialize in termite damage repair near me for site visits and written scopes.

Materials and methods that last

Most homeowners never see the materials that make or break a repair. Here is what you want behind the paint.

Lumber: Pressure-treated lumber makes sense for sill plates and anywhere close to grade or masonry. For interior joists and studs, dry SPF or Douglas fir, sometimes in engineered LVL form, brings stiffness. End cuts and notches should get a borate or copper naphthenate treatment, especially in crawlspaces.

Fasteners and connectors: Structural screws that match the manufacturer’s spec often outperform nails, but you still need the right joist hangers, post bases, and hurricane ties. Sistering without through-bolts or long-spanning structural screws is a cosmetic fix, not a structural one.

Epoxy and consolidants: Occasionally, when a historic beam has lost only the outer shell and you cannot remove it, epoxy consolidants and fillers can restore local bearing surfaces. This is a specialty approach with strict prep and mixing ratios, and I only use it where loads are low or backed up with framing.

Moisture control: Termite damage restoration is not done until ground moisture and air humidity are addressed. Ground vapor barriers in crawlspaces, vents that actually vent, downspouts that carry water at least 5 feet away, and, in some climates, dehumidifiers on humidistats. Termites follow moisture. Keep it low, and you defend your new wood.

Borate treatments: After framing repairs, many pros apply a borate spray to accessible framing in crawlspaces and basements. It does not replace termiticide soil treatment, but it adds a layer of deterrence at the wood itself.

When you need an engineer

You do not need a structural engineer for every termite repair. If we are swapping 8 feet of sill plate and sistering a couple of joists, field judgment and code tables are enough. When spans change, beams carry more load than they were sized for, or we are opening walls that may be bearing, bring in an engineer. I also call one when deflection has already caused stair-step cracking in brick veneer or when a long room has a noticeable sag across its centerline. Their fee, often 500 to 1,500 dollars for assessment and a stamped letter, is cheap insurance and it speeds permit approval.

How to vet “termite damage contractor near me” without losing days

Online reviews tell part of the story. I look for patterns, not perfection. Ten reviews that say “good communication and clean jobsite” matter more than one glowing **residential termite inspector** essay. Ask prospects for two addresses within a 20 minute drive that had termite framing repair in the last 12 months. If they hesitate, keep looking. Check that their photos show jacks, temporary beams, and sill replacements, not just trim paint.

Ask what they do first when they find one bad joist among three that look okay. The right answer is, they probe all three, confirm load, and price the full scope rather than nickel-and-diming you later. Ask how they handle termite drywall repair after termite treatment. You want a tidy finish with a plan for texture match, not a patch you will see forever.

If you prefer a local touch, try searching local termite damage repair plus your zip code or neighborhood name. That surfaces crews who have worked around your soil and foundations, which often determines how termites entered in the first place.

Two case stories that show the range

A cape cod with a musty crawlspace: The owner noticed a small dip in the dining room floor. We found mud tubes at the foundation and a sill plate that broke under a pry bar. Pest control treated the perimeter, then we shored the room with two temporary posts and a beam. We removed 16 feet of sill plate in two segments, installed new pressure-treated plates with epoxy-set bolts, sistered four joists with full-length 2x8s using structural screws, and replaced 24 square feet of subfloor. Total time on site was three days with a two-person crew. The homeowner chose to repaint baseboards the following week. That job sat around 6,800 dollars all in, including new vapor barrier plastic in the crawlspace.

A 1960s ranch with a sagging living room beam: This one looked fine from above, just bouncy. In the crawlspace, termites had chewed through a built-up 2x10 beam at a support pier, which had settled. We designed a new triple 1.75 x 11.875 LVL beam, set new concrete footings, and installed steel adjustable posts with proper caps. We also reframed one termite wall repair section above that had lost two studs. Drywall cracking was repaired after structural work, and we added borate spray to the surrounding framing. Permit required a quick engineer review. The job took five days and landed near 14,500 dollars. A year later, still tight and level.

Pitfalls to avoid

I have been called into more than one house where a contractor painted and patched, but never addressed the structural issues. Paint hides nothing from gravity. The biggest mistake is repairing finishes before the frame is sound. The second is doing structural work before termites are treated. The third is ignoring moisture. I have crawled under brand-new joists that already measured 18 to 20 percent moisture because a dryer vent dumped into the crawlspace. Termites love that environment. Finally, beware of partial fixes that leave you with every-other-joist sistered. If more than half are compromised in a run, it is often cleaner and stiffer to add a continuous beam or replace a longer stretch.

Timelines you can expect

A careful contractor can usually schedule a site visit within a week. For small scopes, plan one to three days of work. Medium scopes with sill plates and several joists run three to six days. Larger jobs with beams and multiple rooms may run one to two weeks, longer if permits and inspections are involved. Drywall and paint add a few

days, especially for drying time between coats. If you work from home, ask for a daily schedule and carve out a quiet zone. Good crews will stage loud demolition early and quieter finish work later.

Insurance, warranties, and what they really cover

Homeowners insurance rarely covers termite damage because it is considered preventable maintenance. There are exceptions when a covered peril exposes termites, but they are rare. What you can and should get is a warranty from your pest company on treatment, often one to two years with renewal options, and a workmanship warranty from your contractor, commonly one year. I offer two years on structural members I replace, provided moisture control remains in place. Make sure you have the warranty terms in writing, including what voids them.

A few final notes on living with repairs

You will notice positive changes immediately when structural work is done well. Doors latch again. Floors stop creaking across the same seam. Your walls feel solid when you lean a ladder. After repairs, keep an eye on grade around the foundation, clean your gutters each season, and check that your pest treatment warranty stays current. If you ever see fresh mud tubes or fine frass near trim, call your pest company first, then your termite exterminator contractor.

For those searching termite damage repair near me, the mix of treatment, structural know-how, and clean restoration is what turns a stressful discovery into a stable home. Ask direct questions, expect detailed scopes, and prioritize crews that talk about load paths and moisture, not just paint colors. Whether your job is a weekend of termite subfloor repair or a full termite beam repair with engineered members, the right team will restore strength you can feel underfoot and leave behind no trace except a solid, quiet house.