Termites work quietly. Most homeowners first notice them when a vacuum smudges a baseboard that feels oddly soft, or a door jamb crumbles at the strike plate. By then, the colony has usually been at it for months, sometimes longer. The good news is that well planned termite damage repair can restore strength and value, often to better than pre-infestation condition. The key is to combine the right pest treatment with careful, locally informed carpentry and structural judgment.

I have spent a good chunk of my career crawling under homes, pulling back trim, and deciding where wood can be saved and where it must go. The toughest calls tend to be in the gray zone, like a half-gone sill plate under a bearing wall, or a beam that looks intact until a screwdriver slides in an inch. What follows is the approach that keeps projects safe, code compliant, and efficient, from a small termite wall repair to a full termite structural repair involving beams, joists, and subfloor.

Start by freezing the problem in place

Termites are living systems. Repairing the wood before you've stopped the insects rarely ends well. Local pros understand the seasonal behavior of the species in your area, whether that is subterranean termites that travel through mud tubes from the soil, or drywood termites that live entirely inside framing and trim. In much of the country, subterranean termites dominate. Along the coast and in arid zones, drywood termites are common.

Before a contractor pulls out a saw, a licensed pest professional should confirm species and apply the right treatment. For subterranean termites, that usually means a soil termiticide, baiting, or both. For drywood termites, spot injections or whole-structure fumigation may be appropriate. Once treatment is in place, give it the time it needs. I have paused projects for 7 to 14 days after treatment to make sure activity is down to zero. You can replace all the wood in the house, but if the colony is alive, they will find it again.

If you need a short checklist to decide what to do first, use this.

- Confirm active termites are treated by a licensed pro, matched to species and building type.
- Stabilize any sagging floors or walls with temporary shoring before you demo.
- Protect utilities, especially gas and electrical, in the work zone.
- Photograph and map damage zones for insurance and permitting.
- Plan for moisture control if sources like leaks or poor grading are present.

Reading the house: where termites eat, and why it matters

Termites follow pathways. Moist soil plus accessible cellulose equals a superhighway. I often see initial hits at the sill plate where framing meets foundation, in garage door jambs, around bathrooms with chronic leaks, and at patio door thresholds. Attic wood suffers when drywood termites fly in through vents. If you see blistered paint, pencil-thick mud tubes, pinholes in drywall with pellets below, or hollow-sounding baseboard, assume the damage extends beyond the visible spot.

Mapping damage is part art, part habit. I start by probing from known wet areas outward. A sharp awl and an infrared thermometer help find soft spots and moisture. In crawlspaces, a headlamp and patience are your best tools. Push on the joist web every 8 to 12 inches, especially near bearing points. In basements, check the sill plate that sits on the foundation ledge. Upstairs, examine window headers and trimmers that carry real loads.

The point of this survey is to separate termite wood repair that is cosmetic from termite structural repair that impacts load paths. Termite drywall repair after termite treatment is one thing. Termite floor joist repair under a

kitchen island is another. A good contractor will be honest about that line, and will bring in an engineer when a beam or bearing wall is in question.

Repair philosophies that actually work

There are a dozen ways to repair termite damage to house framing. The best one balances structural integrity, cost, and disruption. I almost never advocate full replacement if the damage can be stabilized by sistering or plating without compromising clearances or codes. On the other hand, epoxy consolidants have limits. If your screwdriver disappears into a sill, the polymers will not save it.

Here is how I think through the most common elements.

Termite sill plate repair

The sill plate anchors the house to the foundation. When termites eat it, studs lose bearing and hold-down bolts lose bite. For sill damage that is limited to outer edges, we sometimes add a pressure-treated ledger and washered structural screws to transfer load back to sound wood. If more than a third of the sill thickness is gone, I plan a partial or full replacement.

The recipe is predictable. Shore the wall above with a top-and-bottom plate and screw jacks. Remove sections of the old sill between anchor bolts, 4 to 8 feet at a time, to keep control of alignment. Lay down a new sill made from pressure-treated lumber with a sill seal for capillary break. Reattach studs with approved connectors. Where original anchor bolts are inadequate, add epoxy-set anchors to current spacing requirements. This style of termite sill plate repair protects seismic and wind performance, which matters in most jurisdictions.

Termite floor joist repair

Joists are usually forgiving. If damage is within the first 5 to 6 feet from bearing, termites have gone for the sweet spot. Sistering is often the answer. I sister with dimensional lumber of equal depth and bring it past the damage at least 3 feet into good wood. In tight crawlspaces, engineered structural screws save time compared to through-bolts. In heavier loads, I add a steel flitch plate between the original joist and the sister to regain stiffness without adding depth that might interfere with ducts or plumbing. For houses with bounce after repair, consider adding a midspan beam or post. Termite floor joist repair should leave your floor flatter, not just safe.



Termite beam repair

Main beams carry big loads, and termites love the soil-adjacent portion of them. If you can excavate 12 inches below a beam in a crawlspace, you can evaluate rot and insect trails on the underside. For damage limited to the bottom corner of a beam, a bolted LVL scab or steel channel on both sides may restore strength. When more than the bottom third is compromised or there is crushing at posts, plan for a beam replacement in segments with serious shoring. This is not guesswork. I bring in an engineer on beam decisions, especially in older homes with undersized original members. Termite beam repair should be documented for resale and insurability.

Termite subfloor repair

Subfloor failures show up as spongy spots and squeaks. After treatment, I open the floor from above or below, depending on finish materials. Plywood patches that land on joists and are glued and screwed are durable. In kitchens and baths, I avoid OSB in favor of exterior-rated plywood, then add a decoupling membrane for tile. If the damage runs under non-removable cabinets, plan for creative toe-kick access and additional blocking. Termite subfloor repair often pairs with moisture source fixes, such as new pan liners or better ventilation.

Termite attic wood repair

Drywood termites in the attic leave frass piles that look like coffee grounds and pinholes in rafters. The trick here is to separate superficial galleries from structural degradation. Rafters and collar ties can be sistered with matching lumber or LVL. Truss repairs require engineer-approved gusset plates. While you are up there, add screening to gable vents and seal obvious entry points. Termite attic wood repair makes a good time to add blown-in insulation and air sealing once framing is sound.

Termite framing repair inside walls

Wall studs, headers, and plates are easier to replace when you accept that drywall will be sacrificed. Cut neat rectangles rather than ragged holes, it makes termite wall repair and finishing faster. If a king stud or header at a window is compromised, use temporary support across the opening before you remove nails. For older homes with balloon framing, be mindful that studs can run past floors. Any termite framing repair should treat cut ends with a borate solution before closing.

Drywall repair after termite treatment

Once the structure is healthy, drywall goes back in. Let any injected foam or termiticide cure fully so you are not trapping fumes. Use mold resistant board in bathrooms. Tape with setting-type compound for speed and strength, then switch to a lighter all-purpose for finishing. Prime with a stain blocker over any residual discoloration. If you had to remove baseboards, choose profiles slightly taller than original to cover oddities at the cut line. Termite drywall repair after termite treatment is an opportunity to hide minor waviness that predates the insects.

Materials that earn their keep

The best termite damage restoration projects are unglamorous. Pressure-treated southern yellow pine for ground-contact parts. LVLs for predictable stiffness. Structural screws rated for ledger and framing connections. Hot-dip galvanized connectors where moisture might be present. Borate preservatives for cut ends and adjacent wood. Epoxy consolidant only when remaining wood has at least half its original cross section and the part is not primary structure. Copper azole or alkaline copper quaternary treatments behave differently with metals, so match fasteners accordingly.

On finishes, use exterior-rated plywood at floors that might see moisture, and cement board in wet wall areas. If you replace siding after a termite wall repair, upgrade the flashing details. I see far fewer repeat infestations where kick-out flashing is present at roof-to-wall transitions and downspouts discharge well away from the foundation.

Moisture control is non-negotiable

Ask any local termite damage contractor near me and you will hear the same story, moisture sets the table. Subterranean termites need humidity to travel. Drywood termites thrive in wood that moves seasonally. Fix grading so water runs away from the foundation. Add downspout extensions. In crawlspaces, aim for ground vapor control with a 6 or 10 mil poly, taped at seams, and at least decent ventilation if a full encapsulation is not in the cards. In slab-on-grade homes, keep mulch and planters off the stucco or siding. *Vanguard inspection and treatment* I like a 6 inch visual gap from soil to vulnerable wood. That gap saves more framing than any product on a shelf.

When you need permits and engineering

Local jurisdictions vary, but most require permits for structural termite repair. Replacing finishes in kind may not. If your termite repair services proposal includes sill plates, beams, or major studs, assume you will need a permit and sometimes an engineer’s letter. This protects you during resale and helps your homeowner’s policy stay friendly. A building inspector is not your enemy. I have had several catch small issues that could have become big ones. Show them clear photos of pre-repair conditions, materials, and connection details. They appreciate transparency.

How long will this take, and what will it cost

Project timelines depend on scope and access. A straightforward termite wood repair on a door jamb and a few studs might take two to three days, including drying time for compounding and paint. Termite floor joist repair in a crawlspace often runs a week, more if ductwork needs to be moved. A sill plate replacement along one wall with shoring can run 3 to 7 days per section. Beam replacement is a week or two with inspections. Drywood termite attic wood repair is often a three to five day affair if you are not rebuilding trusses.

Costs range widely by region. As a ballpark, homeowners spend a few hundred to a few thousand for minor termite wall repair and termite drywall repair after termite treatment, into the mid four figures for joist and subfloor work, and five figures when beams, long stretches of sill, or whole rooms are involved. If you need fumigation or soil treatment in addition, budget separately with your pest pro. Keep some contingency, 10 to 20 percent, for what we find behind finishes. When I open a seemingly small area, I uncover additional soft wood roughly one in four times.

Choosing the right local help

If you are searching for termite repair near me or termite damage repair near me, you will see a *termite exterminator* mix of pest companies that offer repairs and general contractors that specialize in wood repair. Either model can work. What matters is experience with structural termite repair near me where you live. Different regions build differently. A Florida block-and-frame repair is not the same as a Pacific Northwest post-and-beam.

Ask to see past projects that match your scope. A wood repair contractor termite damage near me should be able to show photos of sill swaps, joist sistering, and beam plating. Ask what fasteners and connectors they prefer

and why. Ask how they coordinate with the pest company and who verifies treatment was successful before closing walls. Look for licenses, bonding, and insurance appropriate to your state. Warranties matter too. A one year finish warranty is normal, but structural connections should be backed by manufacturer specs that last much longer. Seek references that are at least six months old, so you can ask how the repair feels after a couple seasons.

What a good day on the job looks like

On a well run termite damage restoration, the day starts with shoring and safety. Temporary posts go in under suspect loads. Utilities are identified and protected. The crew removes damaged material with clean cuts. Vacuuming frass and dust keeps the site tidy and avoids contaminating adjacent rooms. The lead checks moisture with a meter before sealing anything back up. New wood is cut square, treated at ends, and fit tight. Connectors are installed per manufacturer, not eyeballed. The inspector is invited when the structure is open. Drywall, trim, and paint follow in a way that makes the repair disappear. You should see a before photo and think you are looking at a different house.

Two snapshots from the field

A bungalow near the river had a sloping dining room floor. The owner thought it had always been that way. In the crawlspace, the center girder was half gone for eight feet. Subterranean termites had taken the bottom third, and moisture had finished the job. We set four screw jacks, lifted the floor a quarter inch over two days to avoid cracking plaster, and plated the girder with paired LVLs and steel channels, all through-bolted. A pest company had treated the perimeter the week before. We added a vapor barrier and two new piers. The owner reported that the china cabinet doors finally lined up, a small daily joy.

A coastal townhouse had pinholes along the top of a living room wall, with tiny piles of pellets below. Drywood termites had chewed a track through the double top plate and into a rafter tail. The building required whole structure fumigation, which the HOA arranged. After airing out, we opened the wall and sistered the top plate, then plated the rafter tail and replaced the fascia. We enlarged a soffit vent and screened it properly. Termite wall repair and repaint finished the job. Twelve months later, a follow-up showed no new frass, and the owner, who had been vacuuming pellets weekly before, had seen none since.

Prevention that respects your time and budget

Most homeowners can handle a few low-effort changes that reduce termite risk. Keep firewood off the ground and at least 20 feet from the house. Avoid direct soil-to-wood contact in planters and fences. Seal gaps where utilities enter. Replace bathtub and shower caulking before it fails. Check that irrigation does not spray the siding. For those with crawlspaces, a quick yearly look with a flashlight is worth the spiders. If any mud tubes appear on the foundation, do not brush them away before a pro sees them. They are the clue that guides treatment.

If you like a short visual reminder of warning signs, keep this on your fridge.

- Mud tubes on foundation walls or piers, as thin as pencils.
- Soft or blistered paint on trim or baseboards that crumble when probed.
- Piles of pellet-like droppings under small pinholes in drywall or wood.
- Hollow sound when tapping wood that should be solid.
- Stuck windows or doors in spots that used to operate freely.

Local knowledge matters

Local termite damage repair is not just a slogan. It means your contractor understands your soil types, weather, and building stock. In clay soils, drainage improvements pay off more than in sandy zones. In older neighborhoods with crawlspaces, sill and joist issues are more likely, while slab homes hide problems in walls and at door thresholds. If you hear a pro talk about load paths, moisture sources, and inspection scheduling in the same breath, you are on the right track.

Termites are a headache, but they are not a death sentence for your house. With species-appropriate treatment, thoughtful termite wood repair, and a focus on structure where it counts, your home can regain strength and quiet. If you are already typing termite damage contractor near me, ask for a site visit that includes both the pest pro and the carpenter. Put them in the same crawlspace. Good things happen when the team sees the same shadows and agrees on the fix.