If you own a home long enough, the odds of discovering termite damage are not trivial. In many neighborhoods around the country, particularly where winters are mild and soil stays damp, subterranean termites chew quietly for years before the first clue appears. I have walked into sunlit kitchens that looked fine at a glance, only to press a baseboard with a thumb and feel it sink like a stale cracker. The good news: with a solid plan, seasoned pros, and a little patience, you can repair termite damage to a house without losing your mind or your budget.

This guide focuses on how repairs actually happen on the ground, from your crawlspace sill plates to your attic rafters. It also leans local, because every block has its quirks, from soil composition to permit rules, and those details shape the right approach for termite damage repair.

Start with what you can see, confirm what you can’t

Termites prefer private workspaces. They feed out of sight, leaving paint intact while hollowing ***termite exterminator*** the wood behind it. Homeowners often notice odd clues first: a door that rubs, hairline cracks that widen on one corner of a room, a baseboard that sounds papery when tapped. I carry a moisture meter and an awl for inspections, but you can do a quick pass with your senses.

- Probe suspect wood gently with a screwdriver, and note soft spots that cave under light pressure.
- Tap baseboards and window casings with a knuckle, listening for hollow areas.
- Look for mud tubes on foundation walls, piers, and along sill plates in the crawlspace.
- Check subfloor areas near kitchens and baths where leaks may have attracted termites.
- Look for blistering paint and faint, maze-like patterns under the surface.

This quick survey does not replace a formal inspection, but it helps you identify hot zones early. The next call should be to a licensed pest control operator to stop active infestation. Pest treatment and structural repair are two trades that must coordinate closely. If the colony is still active, any termite wood repair you complete is at risk.

Who does what, and in what order

Termite repair services often get bundled mentally with pest control, but they are distinct. A pest company kills the colony and provides a warranty or monitoring. A carpenter, general contractor, or structural repair specialist fixes the damage. Some larger firms offer both under one roof, and that can be convenient, but many neighborhoods rely on two separate providers who know one another well.

The typical sequence looks like this: treatment first, shoring and structural termite repair second, then finish work like drywall and paint. Where permits are required, your contractor handles that paperwork, sometimes with a letter from a structural engineer if major beams or load paths change.

After treatment, walls may be opened for verification and drying. Termite drywall repair after termite treatment is normal, not a sign of bigger trouble. Plan for a few sheets of drywall to be patched and blended with existing texture.

Crawlspaces, basements, and the keys to structural integrity

Termites love to start low. The sill plate, a humble board that sits directly on the foundation, often takes the first hit in crawlspace homes. From there, damage travels to floor joists, rim joists, beams, and subfloors. I have

replaced sill plates that looked like granola bars, while the wall above stood surprisingly straight only because the plaster was braced against cabinetry. No one gets lucky twice with structure. When the base is compromised, take it seriously and fix it right.

Termite sill plate repair typically involves lifting the wall slightly off the foundation, cutting out compromised sections, treating the area with a borate solution, then installing new pressure treated sill stock with proper anchorage. Where anchor bolts are missing or too corroded, contractors add new epoxy-set anchors or strap systems to bring the connection up to code. Expect temporary wall shoring with adjustable jacks and cribbing during this work. Done carefully, household life can continue, but you will feel the house vibrate a bit while work happens.

Termite floor joist repair and termite beam repair often fall into three categories. If damage is limited to one area but the member retains most of its capacity, carpenters may sister a new joist or beam alongside the old, bolting them together with structural screws or through-bolts. If the member is extensively damaged, full replacement becomes the cleaner path. In tight crawlspaces, partial-span scabs can help, though continuous sisters perform better. For major beams that carry long spans, adding a steel flitch plate or a new beam post on a proper footing can restore capacity without tearing out a whole room.

Subfloors tell the story of traffic. Near sinks, dishwashers, or a leaky fridge line, I have seen subfloors shredded by a double hit of moisture and termites. Termite subfloor repair means pulling up finish flooring locally, replacing sections of the subfloor panel, sometimes adding blocking for support. If floors have sagged, planed-in transitions and new underlayment can make the final finish look even and intentional.

Walls, studs, headers, and the art of surgical carpentry

Termite wall repair usually starts when we open the surface. Termites can tunnel up inside plaster or drywall, ride along studs, and settle around window and door headers where small flashing leaks invite them. Once treatment is complete and the area is dry, termite framing repair inside a wall might involve sistering studs, replacing cripple studs under a sill, or swapping a window header if it has lost section. Pulling a header is not as scary as it sounds when you use a temporary support wall on each side of the opening and work in measured steps. New SPF or LVL material, fastened per engineering tables, does the job.

When the skin goes back on, termite drywall repair after termite treatment calls for clean patching, proper seam backing, and consistent texture. I prefer to expand the patch area slightly beyond the minimum so texture blends

more naturally. If one wall is heavily patched, a skim coat with a wider knife gives you a uniform look once painted.

Attics, rafters, and the forgotten roof plane

Many homeowners never see their attic except when chasing a lost cable. I always look up there on termite jobs. A small roof leak around a vent boot can dampen a rafter tail or top plate and attract termites that were already exploring the exterior wall. Termite attic wood repair ranges from replacing a few feet of rafter tail to scarfing in new lookouts for a gable overhang. Where damage is on a compression member that still bears well, glulam or LVL sistering with structural fasteners can restore capacity with less teardown.

On trussed roofs, do not cut webs casually. If termites have weakened a truss component, bring in an engineer familiar with truss repair details. They will specify a plywood or LVL reinforcement pattern with nails or screws at specific spacings. It looks fussy, but those numbers matter.

When can you use epoxy or fillers, and when must you replace

For decorative trim, window casings, and non-structural elements, wood consolidants and structural epoxies can be excellent. I have saved century-old moldings by injecting consolidant into honeycombed wood, then shaping an epoxy fill that sands and paints beautifully. For termite wood repair on anything structural, I keep epoxies in a supporting role at most. They can stabilize fibers around a fastener or fill a void, but they do not replace the section modulus of missing lumber. If a joist or beam has lost more than about a quarter of its cross section, you are in replacement or sistering territory, not patchwork.

Local realities that change the plan

Neighborhoods make a difference. In my area, older bungalows sit on low crawlspaces, and clay soil holds moisture near the foundation. That means sill plates and first course studs are frequent casualties. A few miles away, newer tract homes have slabs and stucco walls, so damage shows inside baseboards and behind foam stucco trim where it meets the slab. Your block’s typical construction, soil, and landscaping habits help a contractor predict where to look and what to budget.

Permits matter more in some municipalities than others. Swapping a few feet of baseboard rarely needs a permit. Replacing a load-bearing beam usually does. Historic districts may care about original trim profiles, which makes repair termite damage to house exteriors a mix of millwork and structure. If your neighborhood has an HOA, ask whether visible exterior work or dumpster placement requires notice. You will not win friends by blocking a shared driveway without warning.

How contractors assess damage and scope the work

I walk jobs with a simple process: review the pest report, verify moisture sources, open minimal access points, and measure deflection and damage. Moisture readings above 16 percent in framing make me pause, not only for decay risk but because patching wet wood is like painting a damp canvas. I like to see readings drop into the 10 to 12 percent range before sealing up walls, otherwise the trapped moisture can foster a new problem.

Intrusive exploration is sometimes the only honest path. A 6 by 6 inch inspection hole can save you thousands by clarifying the real condition before you commit to a big change order. Homeowners sometimes resist cutting a clean square, and I get it, but small openings give you clarity.

Costs, time, and what drives them

Pricing for termite damage restoration swings widely. Local labor rates, material prices, access, and the extent of structural termite repair all shape the bill. As a rough guide:

- Minor cosmetic fixes, like a few feet of baseboard and drywall patching, can land in the few hundred to low thousand range.
- A localized termite wall repair with stud sistering and header replacement might run 1,500 to 4,000, depending on finishes.
- Crawlspace termite sill plate repair or termite floor joist repair with temporary shoring often falls in the 3,000 to 8,000 band for a couple rooms, more if beams and posts are involved.
- Full termite beam repair or multi-room termite subfloor repair can cross 10,000, especially when flooring replacement is part of the scope.

Timelines follow access and complexity. A small patch is a one day affair, plus drying time for mud and paint. Structural packages with shoring and new framing typically stretch to a week or two, longer if flooring and cabinetry must be removed and reinstalled. Expect a separate Vanguard pest control day for termite drywall repair after termite treatment and painting, often near the end.

Insurance, warranties, and why paper matters

Standard homeowners policies often exclude termite damage as a maintenance issue, though sudden water events that contributed to it might be covered. Call your adjuster early. A letter from the pest company confirming active infestation and the date of treatment helps anchor your file. Contracts for termite repair services should define scope, materials, and any engineering. Good contractors warranty their labor for at least a year. Pest control companies typically provide an annual renewal and monitoring option, which is worth it in high risk neighborhoods.

The neighborhood advantage when finding the right team

There is a reason you hear neighbors ask for termite repair near me. Local crews know the soil, the floor plans, and the quirks of city inspection. I have seen the same beam size appear in fifty houses on a single street. That memory speeds repairs, because the crew arrives with the correct LVL and hangers rather than guessing.

When you start searching for termite damage repair near me or structural termite repair near me, look for three things. First, pictures of similar projects in their portfolio, not just new decks. Second, a working relationship with at least one licensed pest firm. Third, references in your ZIP code so you can see how they contained dust, handled pets, and finished surfaces to match.

Here is a simple way to choose a provider without getting stuck in analysis:

- Gather two to three quotes from a termite damage contractor near me or a wood repair contractor termite damage near me with actual structural experience.
- Ask for a written scope that distinguishes temporary shoring, permanent framing, and finish work, with line items for contingencies.
- Confirm permits and whether an engineer’s letter is included for beam or header changes.
- Request proof of insurance, license numbers, and a sample warranty.
- Call one past client whose project sounds like yours, and ask what surprised them.

Living through repairs without losing your routine

Repairs can be noisy, dusty, and a little unnerving when walls are open. Good crews set up zipper walls, negative air if needed, and floor protection from the front door to the work area. Pets should have a safe room or a day at a neighbor’s house when we lift floors. I recommend homeowners bag or box open pantry items before cutting drywall to keep grit out of food. If kids are around, a quick daily walkthrough to show the day’s progress turns the unknown into something interesting rather than scary.

If odors are a concern after treatment, ask the pest company about the active ingredients they used and ventilation guidance. Most modern termiticides have low odor profiles, but every nose is different. A box fan and a cracked window make a big difference.

Common pitfalls and how to avoid them

One of the most frequent mistakes is patching finish materials without addressing structure. I once bid a job where a previous crew had added beautiful new baseboards over a wall that no longer had a healthy bottom plate. It looked fresh for a month, then separated as gravity resumed its work. Open enough to see the load path, and shore what carries the load before you paint.

Another pitfall is ignoring moisture. If a slow leak or poor drainage fed the termites, you must fix the source. That might mean new bath caulking, a pan replacement, or regrading a flower bed that pushes water against the foundation. Termite damage restoration without moisture control is like sweeping up sawdust while the saw keeps running.

Lastly, overconfidence with DIY on structural members can get pricey fast. I love homeowner involvement on demo and paint, but if you are considering notching a joist to fit a pipe or cutting a stud to add a niche without a plan to transfer loads, pause and call for guidance. Many local termite damage repair contractors will happily consult for an hour to keep you safe and code compliant.

Prevention after the dust clears

Once the repair is complete and finishes are back, keep termites from returning. Regular inspections, even informal ones during seasonal maintenance, make a big difference. I like a simple routine: once in spring and once in fall, check the perimeter, crawlspace or basement, attic edges, and any plumbing penetrations. Move mulch away from direct contact with siding. Keep firewood off the ground and away from the house. If your pest company offers monitoring stations, use them and renew annually. Borate treatment on exposed sill plates and new framing in vulnerable areas adds a measure of protection for very little cost.

Good ventilation under the house also slows trouble. In crawlspaces, consider a smart vapor barrier and controlled vents, or a conditioned crawl if your climate and code support it. The drier the wood, the less it interests termites and decay organisms.

A room by room snapshot of typical termite repairs

Kitchens and baths lead the league in hidden damage because they combine moisture and concealed framing. Under a kitchen sink, you may see subfloor patching, new sill sections, and a sistered joist, followed by cabinet reinstallation and toe kick replacement. In a bathroom with a chronic toilet wax ring leak, I expect termite subfloor repair, flange reset, and sometimes new vinyl or tile.

Living rooms and bedrooms often show on baseboards and window sills. Termite wall repair here involves selective demo, stud sistering, and making drywall and texture look original. Where plaster exists, a plasterer, not a drywaller, gives a better finish. Exterior walls near hose bibs or irrigation heads also deserve scrutiny. Redirecting overspray away from the house is cheap insurance.

Attics reveal damage near penetrations. Termite attic wood repair might be as modest as a new rafter tail and fascia, then paint, or as involved as reinforcing a ridge connection that softened over years. Roofers and carpenters sometimes partner on these, especially if shingles or flashing must be disturbed.

Making peace with the process

Termite damage feels personal because it creeps into the frame of your home, the bones you never normally see. The path back is straightforward when you divide it into treatment, structural repair, and restoration. Local experience pays for itself in clean scopes, fewer surprises, and finishes that look like nothing ever happened.

If you are waking up to a soft baseboard or a spongy floor near the tub, do not panic. Take your quick survey, call a reputable pest operator, and start speaking with a contractor who has real examples of termite structural repair. Whether you search for termite repair near me or ask the neighbor who had the crawlspace crew in last summer, lean on people who know your houses and your soil. The right team will steady the structure, persuade doors to swing true again, and close the walls in a way that blends with what you already love about your home.