Termites do quiet work, then hand you a loud bill. If you have ever tapped a baseboard and felt it crumble like a stale cracker, you know the sinking feeling. I have walked into crawlspaces where a floor joist looked fine from the side, only to find a hollow shell once a screwdriver tested it. The good news is that termite damage is repairable. With the right sequence, you can stop the insects, restore strength, and keep your home safe for decades.

This guide reflects how professionals approach termite damage repair in real houses, not just what a manual says. You will find practical steps, what repairs look like in walls and floors, cost ranges, how to choose a pro, and what to do while you wait for the crew to arrive.

Termites 101, just enough to act wisely

Three facts matter most when planning repairs. First, termites need food and, often, moisture. That means wood plus water creates risk. Second, different species behave differently. Subterranean termites live in soil and build mud tubes to reach wood, so they tend to attack from the bottom up. Drywood termites live in the wood itself and skip the mud, so you might see ceiling trim or attic rafters with galleries and tiny pellet piles. Third, active colonies must be eliminated before you close up repairs, or you risk a do-over.

You will see fancy terms online like termite wood repair, termite structural repair, and termite damage restoration. They all share a simple truth: kill the colony, then replace or reinforce affected wood back to code strength.

First things first: stop the insect, stabilize the structure

If you discover what looks like termite galleries, do not start tearing out wood immediately. Two priorities come first. Eliminate the infestation, and ensure nothing is in immediate danger of collapse.

Call a licensed pest control company for inspection and a written treatment plan. For subterranean termites, that usually means a soil termiticide trench and rod treatment, sometimes with stations that get monitored, or a foam injection into voids where needed. For drywood termites, localized injections can work for small, isolated pockets. Whole-structure fumigation is reserved for widespread drywood activity, especially in coastal or warm regions.

While treatment is scheduled, keep people out of areas with bouncy floors, experienced termite inspector Watsonville visibly cracked beams, or framing with daylight showing through. Temporary shoring with adjustable steel columns under a beam or joist line buys time until permanent repairs. An experienced termite damage contractor near me often coordinates with the pest control company so timing and scope align.

A quick field guide to early signs

Use a calm, systematic pass through the house. A small flashlight and a screwdriver tell you more than a dozen apps. Here is a short checklist many inspectors keep in their head:

- Pencil-thin mud tubes on foundations, piers, or inside crawlspaces.
- Hollow sounds when tapping baseboards, window sills, or trim.
- Pinholes in drywall with smudges, frass pellets, or blistered paint.
- Sagging floors, out-of-square doors, or cracks radiating from headers.
- Soft or punky wood where plumbing leaks or poor drainage keep things damp.

A note on mud tubes: break off a section and check next day. If termites rebuild quickly, you likely have active subterranean termites. Do not rely solely on this trick, but it is a useful clue while you are waiting for professionals.

Document the damage and coordinate the team

Take photos before any demolition. Get the pest control report and proposed treatment in writing. If your home is insured, call your agent and ask plainly whether your policy includes any coverage. Many policies exclude termite damage, but if a covered water leak contributed, a piece of the restoration might qualify. Keep receipts and timelines tidy, since adjusters like clear documentation.

Then find a qualified firm for termite repair services. Search phrases like termite repair near me, local termite damage repair, or structural termite repair near me. Look for a contractor with carpentry depth, not just cosmetic patching. You want someone who talks about load paths, permits, and code compliance, not just surface fixes.

How pros judge what stays and what goes

Termite structural repair always comes back to three steps: expose, assess, and reinforce or replace. The decision tree is straightforward.

- If the wood has lost section thickness but still has solid substrate, and the member is not primary structure, Consolidants or dutchman patches can work. Epoxy consolidants and fillers are sometimes used for trim or non-load bearing pieces.
- If the wood carries load, sistering or replacement is the norm. That means adding a new joist or stud next to damaged members, mechanically bonded with screws or bolts, or cutting out and installing new lumber to original dimensions.
- If a critical point like a sill plate or beam is compromised, shoring comes first, then partial or full replacement, often in sections to keep the house supported.

Repair termite damage to house elements is not about making it pretty first. It is about restoring strength, then putting the skin back on.

Inside the walls: termite wall repair and framing details

Wall repairs start with opening up the drywall or plaster a few inches beyond visible damage. Subterranean termites often climb inside stud bays, eating the back side of baseboards and studs first. Drywood termites may honeycomb studs higher up, especially around windows.

Termite framing repair typically looks like this in the field: remove damaged drywall, vacuum out frass and debris, probe studs for soundness, and mark any studs that have more than about 25 percent section loss. Replace or sister those studs. If a king or jack stud around a window or door is eaten, take it seriously. Headers distribute load around openings. Even light termite loss at bearing points can telegraph as cracks or sticky doors. A new jack stud and properly sized header repair stabilize the opening. Use construction adhesive plus structural screws or nails in a proper pattern, not a few random fasteners.

Termite drywall repair after termite treatment comes last. After framing is corrected and the pest company has cleared the area, install new drywall, tape, mud, and texture. If you had to open insulation, replace any wet or contaminated batts. Seal plates and penetrations with foam or caulk to discourage future insect travel.

Floor systems: joists, subfloors, and those mysterious squeaks

Floors often tell on termites. If a ceramic tile floor suddenly cracks in a line, look under it for a spongy subfloor. In older homes, subflooring might be 1x planks laid diagonally, and termites will follow those lines. In newer homes, OSB or plywood subfloor panels can delaminate where moisture and termites have teamed up.

Termite floor joist repair starts with temporary shoring below the joist line. Pros use screw jacks and beam spreaders, lifting only enough to transfer load, not enough to jack the house out of shape. Next, they either sister a new joist along the full bearing span or perform a partial scab if the damage is truly localized and code allows it. Full-length sistering is the gold standard because it returns original capacity. Fasteners matter. Through bolts or structural screws installed in a staggered pattern give better shear transfer than a few nails.

Termite subfloor repair comes once joists are sound. Cut back to the center of a joist, add blocking where necessary, and glue and screw new panels. Titebond or similar subfloor adhesive prevents future squeaks. Where bathrooms had leaks, consider upgrading to moisture resistant underlayment under tile. If you find termite damage near plumbing, ask the plumber to pressure test and inspect supply lines and traps before you close the floor.

Sill plate repair at the foundation line

The sill plate is the first wood member on top of concrete or block. Subterranean termites love it. Mud tubes up a foundation face, over the sill, into the rim joist and floor framing is a classic pattern.

Termite sill plate repair takes patience. You cannot pull a whole wall off a foundation in one go without support. A crew will set temporary walls or adjustable columns to hold loads. Then they remove short sections of the sill, usually 2 to 4 feet at a time. New pressure treated plates get anchored with code compliant bolts or straps, foam sill seal between concrete and wood to improve air sealing, and treated shims where needed. If the rim joist also has loss, it gets replaced or sistered at the same time.

Beam repair and the myth of a quick patch

Main beams carry the house, either as built up dimensional lumber, solid sawn, or engineered members like LVL. Termite beam repair is never a surface patch. If termites have chewed the center ply of a built up beam, sistering with additional plies alongside, continued over several supports, is common. For a solid beam with deep galleries, you may see a steel flitch plate bolted to either side, or a full replacement done in stages with heavy shoring. Expect permits and inspections for beam work. It is not the place to cut corners.

Attics and roof framing

Drywood termites often show up in rafters, hips, and purlins. You might notice sandy frass on the attic floor, or little pellets in window wells that keep returning after you clean. Termite attic wood repair can be deceptively simple when damage is light, for example a sistered rafter with structural screws and a gusset plate at the ridge. If a ridge board shows damage, remember it is usually not structural in older conventional framing, but in engineered roof systems a ridge beam is structural and needs a proper design to repair. Ventilation improvements and sealing off eave pathways can help reduce reinfestation odds. After treatment, ask the pest pro about follow up monitoring in the attic space for at least a season.

Materials that stand up better and when to use them

For replacement lumber in contact or near contact with concrete or soil, pressure treated wood is standard. For non-contact framing, many pros still prefer kiln dried lumber for stability, then apply a borate treatment to cut future risk. Borate sprays and brush on treatments are not a substitute for soil treatment in subterranean cases, but as a supplemental protection on newly exposed framing, they make sense.

Metal connectors matter as much as the wood you choose. Use joist hangers rated for exterior or treated wood where applicable, with the correct nails. Screwing a joist through the hanger with deck screws is a common DIY mistake. Follow the manufacturer's nail schedule. In a house that has suffered a termite hit once, details like this add up to resilience.

Moisture and drainage, the quiet partner in termite control

I rarely see a bad subterranean termite case without a moisture story nearby. Gutters discharging next to the foundation, mulch piled high against siding, sprinklers misting wood, or a crawlspace with no vapor barrier and a few seasonal floods. Fixing these issues is part of termite damage restoration even if they are outside the carpentry scope.

In crawlspaces, a 6 to 10 mil polyethylene vapor barrier over 100 percent of the soil, seams lapped and taped, reduces humidity. Add vents or consider a sealed and conditioned **termite exterminator** crawlspace approach in humid regions, which often includes a dehumidifier. Grade the soil outside so it falls away from the house at least 6 inches over 10 feet where possible. Keep soil and mulch at least 6 inches below siding. Use downspout extenders to push roof water well clear.

Permits, codes, and why inspections help you

Replacing framing, sills, beams, or doing termite wall repair that touches structure usually triggers a permit. Yes, it adds a step, but an inspector's signoff protects you if you sell. It also keeps the work honest. Expect inspectors to look for proper anchorage at sills, correct spans and grades for joists, fire blocking replaced where walls were opened, and safety glazing around windows if something changed sizes. If you hire termite repair services, ask them to pull the permit in their name. It clarifies responsibility.

What repairs cost, and what drives the number

Costs vary by region and scope, so use ranges as a compass, not a promise.

- Pest treatment: localized drywood injections might run a few hundred dollars, whole house fumigation can be 1,500 to 3,500 or more depending on size, and subterranean perimeter treatments often sit in the 800 to 2,000 range with warranties.
- Termite wood repair in walls: opening, sistering a few studs, and drywall patching might be 800 to 2,500 in a small area. Larger spans around windows with header work often land between 2,000 and 5,000.
- Termite floor joist repair with subfloor replacement in a room: 2,500 to 8,000 depending on access. Crawlspace work is slower and often pricier than from a basement.
- Termite sill plate repair: replacing sections across a side of the house, with shoring and new anchors, can swing from 3,000 for a short run to 12,000 or more if rim joists and insulation are also involved.
- Termite beam repair: expect 4,000 to 15,000 depending on the beam type, access, and whether engineering is required.

Hidden conditions move the needle. Lead paint or asbestos in old flooring slow everything down with abatement steps. Tile and stone surfaces cost more to restore than carpet. Tight crawlspaces add labor hours. Get detailed, line item estimates so you can see where the money goes.

How long the work takes and how to live through it

A few stud sisters and drywall patches might wrap in two or three days once the pest treatment clears. Fumigation adds a few days where you cannot be in the house. Sill plate and beam work usually unfold over one to two weeks, including shoring, demo, repairs, inspections, and close up.

Plan where you will be when the kitchen or a bathroom is off limits. Move furniture and drapes away from work walls. Pets should be boarded or kept safely in another area while crews open walls and floors. Dust control with plastic barriers and negative air machines helps, but any structural repair is a dusty business. Most reputable contractors include cleanup and haul away; confirm it in writing.

DIY or hire a pro, the honest trade offs

If you are handy and the damage is limited to trim, minor drywall, or a non load bearing partition with a chewed stud, DIY termite wall repair can be safe and rewarding. Keep a skeptical eye, though. What looks like a single bad stud sometimes traces to a compromised header or a soft sill.

Structural work, especially termite sill plate repair, termite beam repair, and extensive termite floor joist repair, belongs to pros with shoring gear, the right fasteners, and experience reading load paths. Look for structural termite repair near me or wood repair contractor termite damage near me when you search. Ask whether they have repaired termite damaged members in your style of house and framing type.

Here is a concise set of questions to vet a contractor:

- What is your sequence with the pest control company, and who coordinates?
- How will you shore and protect the structure while you replace members?
- Will you pull permits, and do you provide stamped drawings if required?
- What is your fastener and connector plan, brand and sizes included?
- How will you handle moisture issues that contributed to the damage?

Listen for specifics, not vague assurances. A contractor who can sketch the repair on scrap paper, right down to bolt spacing, likely knows the craft.

Finding help you can trust, locally

Typing termite damage repair near me brings up a mix of general contractors, pest control firms, and handymen. Focus on specialists who explicitly mention termite structural repair or termite wood repair and show photos of framing open during the work. Ask for references from projects within the last year. If you have an engineer, ask for contractor names they have seen perform well. Local termite damage repair teams that collaborate with inspectors and pest pros build reputations fast. Your neighbors often know who saved their sagging floors.

Special cases: historic homes, brick veneer, slabs, and multi unit buildings

Historic houses often have balloon framing or unique details. Termite framing repair here might require fire blocking additions when you open walls, and careful replication of trim. You do not have to sacrifice character to get strength back, but it takes a carpenter with finesse.

Brick veneer on a wood frame hides mud tubes behind the cavity. Repairs may require removing courses of brick to replace a rotted sill or rim. Build in time for a mason and make sure through wall flashing at the base of the wall is replaced or added while you are open.

Slab on grade homes get subterranean termites that enter through cracks or plumbing penetrations. Termite wall repair can involve drilling and injecting termiticide under sill plates, then opening interior walls where baseboards masked activity. Drywood in rafters on slab homes is also common. The repair playbook stays the same: treat, open, reinforce, close.

Condos or townhomes complicate access and approvals. Your HOA may have a preferred pest vendor and strict rules on work hours. If a shared wall is involved, both units may need inspection. Put everything in writing with the association so you are covered.

After the fix: keep termites from coming back

Once the house is healthy again, prevention turns into a short maintenance routine. Keep plants and mulch back from the foundation. Adjust sprinklers so they do not hit wood or siding. Clean gutters every season, and make sure downspouts push water out several feet. In crawlspaces, check that the vapor barrier has not shifted and that no new leaks are present.

Ask your pest company for an annual inspection plan. They know your house now, and a quick look under sinks, in the attic, and around the foundation once a year catches small problems before they get expensive. If you store firewood, keep it off the ground and away from the house. A little distance goes a long way in termite prevention.

A homeowner’s snapshot by component

To pull it together, here is how the main pieces fit:

- Termite wood repair is about restoring section strength. For non-structural pieces, consolidants and patches can be fine. For structural members, plan on replacement or sistering.
- Termite structural repair puts safety first: shore, replace in segments, use proper connectors, and pull permits where required.
- Termite wall repair opens drywall to reveal studs and plates, then corrects the load path around windows and doors before cosmetic fixes.
- Termite floor joist repair and termite subfloor repair secure the walking surface. Sistering full length is best, and new subflooring should be glued and screwed.
- Termite sill plate repair and termite beam repair are the backbone tasks. Expect careful sequencing, inspections, and precise fastening.
- Termite attic wood repair addresses rafters and hip members, and pairs well with better ventilation and sealing.

None of this needs to be overwhelming. Once you map the steps and team, the work follows a rhythm. The house gets quieter underfoot. Doors close with a clean click. And that nervous probe of your baseboard can end with a solid thud instead of a hollow crumble.

If you are staring at a suspicious mud tube or a soft floor today, start with treatment, then line up the right help. Local craftsmen who do termite damage restoration every week are out there. The right crew will restore the structure, respect your home’s character, and leave you with a stronger, drier, calmer house than you started with.