There are two kinds of termite problems. The slow, creeping chew that shows up as faint ripples in paint or a little frass under a baseboard, and the oh-no moment when a vacuum bumps a wall and the drywall caves in like a stale cookie. The first can wait a week. The second needs a plan today. If you are searching for an emergency termite damage contractor near me, you are probably closer to the second category.

I have walked into homes where a sill plate you could once stand on had the feel of damp toast. I have crawled under houses where two floor joists were little more than outer shells, the heartwood scooped out by subterranean termites. When structure is compromised, availability matters. The contractor who can stabilize, document, and coordinate with pest control within hours will save you both anxiety and money.

When termite damage becomes an emergency

Not every termite situation qualifies as an emergency. Live activity is urgent, but structural risk is the line. If you spot swarmers in spring around a window, you likely have active colonies, but you can schedule inspection within a day or two. If doors suddenly misalign, floors feel trampoline soft, or a beam checks and sags, the safe move is to call for same day assessment. I tell clients to look for a combination of symptoms: hollow sounding framing, visible galleries in load bearing members, and any sign that weight is redistributing, like fresh cracks that run diagonally from door corners or new gaps at crown molding.

Townhomes, older pier and beam homes, and houses with chronic moisture in crawlspaces are especially vulnerable. A late discovery during a kitchen remodel can escalate quickly if you have already removed bracing walls. Add a heavy quartz island to a room with paper thin joists and you have a recipe for a midnight emergency call.

First hour actions that protect people, not just wood

Before a contractor arrives, your first job is to reduce risk. Do not start pulling off drywall or poking at beams with a screwdriver to "see how bad it is." That curiosity collapses more rooms than termites do.

Here is the tight checklist I give families when they call in a panic:

- Keep people off soft floors and away from visibly sagging areas. If a span feels bouncy, reroute traffic.
- If you can safely reach the crawlspace or basement, do not place temporary jacks unless you know exactly where to load. A mis-placed jack can punch through rotten members.
- Move heavy items, like aquariums or bookcases, off compromised floors. Spread weight with plywood sheets if you must cross.
- Document with photos and short videos, including close-ups of galleries and wide shots that show context.
- Call pest control for a same day or next day treatment window while you schedule termite repair services. Stopping the chewing protects any repair you make.

This is one of the two lists in this article. Everything else we can cover in normal prose, because context matters as much as steps.



What an emergency termite visit looks like

A responsive contractor does triage, not demolition. The first site walk should include probing with an awl at suspected members, tapping for pitch changes, and measuring deflection under load. In crawlspaces, a good tech brings a moisture meter, a headlamp, and a short 4 by 4 to test bearing points. On the first visit we are answering two questions: what needs to be shored today, and what sequence of termite wood repair makes sense after treatment.

Temporary stabilization comes first. That can be as simple as setting adjustable steel posts under a compromised beam, or as involved as erecting a stud wall under a sagging ceiling to hold until we can replace a load bearing header. Note that we raise very slowly, a quarter turn cheap termite exterminator near me a day in many cases, to avoid cracking finishes or stressing brittle old plaster. If the span is long and the rot is severe, we set more posts at shorter intervals to spread load.

Next, we coordinate with pest control. Even if you already had a treatment, termite activity can continue for days. I have seen subs work on a sill plate while live workers spilled out of a gallery five feet away. If the treatment provider can be on site, we sequence drilling and foaming before we close anything back up. This is also where you decide on whole structure treatment, baiting, or localized foam. Your repair plan will vary depending on the chosen method.

How to find true emergency availability near you

When you search termite damage repair near me or structural termite repair near me, you will see everything from handymen to full service contractors. In an emergency, you need three things: someone who answers, someone who can legally shore and repair structural members, and someone who coordinates with pest control and inspectors without drama.

Different markets have different norms. In many cities, small outfits can get a tech to you within 90 minutes for a quick stabilization, then book the full repair within 2 to 5 days. Suburban areas might have same day window only on weekdays, with after hours limited to make safe visits. Rural areas often require half day notice, but you can still get shoring in place within 24 hours if you are flexible.

When I pick up a late call, the questions I ask tell clients what to look for if they call others. I want to know what part of the home is affected, whether the infestation has been treated, whether you have crawlspace access, and

whether there is visible sag or just cosmetic damage. I also ask about pets and kids, since chemical treatments and open access holes can create hazards.

If you are calling around, you will get faster and better responses if you are ready with the information below.

- Street address and a quick description of the structure type: slab, crawlspace, or basement.
- What you see and feel: soft spots, sagging, hinge bind, or cracking, and where.
- Whether any termite treatment has been done and when, including the name of the pest control company if you have it.
- Photos and a short 10 to 20 second video, texted or emailed while you are on the phone.
- Any constraints: a piano in the room, a newborn at home, HOA rules, or an upcoming appraisal.

That is the second and last list. Everything else we will keep in narrative form, because real repair work does not fit neatly into bullets.

Pricing, trip fees, and real timelines

Emergency makes people vulnerable to price games. Ask openly about trip fees and after hours surcharges. In my region, expect a same day assessment fee in the 150 to 350 range, which is often credited toward the repair. Temporary shoring with two to four posts typically runs 400 to 1,200 depending on access and span. Full termite structural repair can range from a simple sistered joist for 600 to 1,200, to a beam replacement and sill plate rebuild for 4,000 to 12,000 or more. An entire perimeter sill replacement on a mid century home with crawlspace can reach 15,000 to 30,000 if access is tight and masonry pockets need rebuilding.

As for timing, a well staffed team can often stabilize the same day, coordinate treatment within 24 to 72 hours, then start termite damage restoration once the product has had time to work. If you are replacing members that still have live galleries, we either treat those members in place before removal or bag and remove them to avoid spreading termites. Drywall patches and paint touch ups usually come last, often a week or two after framing repair to allow any minor settling to complete.

Termite repair services by component, from the crawlspace up

Termites do not read blueprints, but they do follow moisture. That tends to create predictable damage patterns you and your contractor can anticipate.

Sill plate repair comes up often. The sill plate is the first wood member on top of the foundation. Subterranean termites reach it via mud tubes that climb the foundation wall or through cracks. If a sill is shot but the rim joist above is sound, you can often slide sections of new treated lumber in place using a series of temporary jacks. When the rim is also compromised, we add a new ledger or rebuild the rim and tie it back to floor joists with structural screws or joist hangers. Expect careful blocking at anchor bolts and a sill sealer to manage moisture going forward.

Floor joist repair can be simple, like sistering with a new matching joist for support, or complex when rot extends to bearing points. If ends of multiple joists are gone where they meet a beam, we might install a new dropped beam on posts under the run. That means footings sized for your soil and load. I have installed 16 by 16 by 12 inch deep footings in clay soils and doubled that depth in sandy regions. The point is not the concrete, it is load transfer and code compliance.

Beam repair is never guesswork. A main beam that has lost even 20 percent of its section to galleries can deflect far beyond comfort. In some cases we can epoxy inject small areas and sister flitch plates or LVLs to restore

strength, but often the right move is replacement or addition of a parallel beam. The newer members take the lion’s share of load while the old, treated beam remains as a cosmetic or partial structural component. Termite beam repair is also where permits and inspections are most often required.

Subfloor repair is common when kitchens or bathrooms have leaks that add moisture to the recipe. After treatment, we cut back to sound plywood or planks, glue and screw the new subfloor, and confirm that joists underneath are either sound or already sistered. If tile will be reinstalled, a decoupling membrane reduces the chance of future cracks after subtle post repair movement.

Wall repair after termites varies. If studs are chewed but not load bearing, we can patch by scabbing on new stud sections and replacing sheathing or drywall. For load bearing segments, we install a temporary wall just inside the damaged area, transfer the load, and then rebuild the studs in kind. Termite wall repair often reveals damaged electrical or plumbing penetrations. I plan time for a licensed electrician or plumber to make safe any notches or bored holes that are now too close to the edge due to loss of wood.

Attic and roof framing repair pops up when drywood termites have had years to snack. Rafters and collar ties can look intact until you poke them. I have replaced entire runs of 2 by 6 rafters by wedging in temporary purlins, installing new rafters alongside, and transferring the load slowly. Termite attic wood repair has different safety issues, including ventilation, heat, and fall risk, so crews plan early morning work and set platforms.

Drywall repair after termite treatment deserves a note. Some treatments require drilling small holes at regular intervals at the base of walls. We patch those after the structural work is complete. If galleries have left the paper skin unsupported, we cut back to a clean line, patch with new board, mesh tape, and setting compound, then finish with primer that seals stains before paint. I usually recommend an inspection access panel in one discreet location if the home had severe damage, which lets you peek at framing in the future without cutting fresh holes.

Materials that last, and when not to overbuild

Pressure treated southern yellow pine is the default for sill plates and exterior touching members. For interior, I like kiln dried dimensional lumber for straightness, and I will specify LVLs for long spans. Galvanized or stainless hardware where moisture is a risk. Borate treated lumber can help in certain applications, but remember that borate is water soluble and not right for exposed or wet areas. I have seen homeowners ask for steel everywhere after a scare. Steel is strong, but steel in a damp crawlspace without coatings invites corrosion. More important, mixed materials can set up differential movement that telegraphs as squeaks or cracks upstairs.

Glue does not replace structure. We use construction adhesive at subfloors to control squeaks, not to compensate for undersized joists. Epoxy consolidants have a role when damage is minimal and architectural preservation matters, such as a historic beam with shallow surface galleries, but that is the exception.

Permits, inspections, and documentation that help resale

For anything beyond cosmetic termite repair, call your building department. Replacing like for like studs in a non bearing wall might be exempt. Replacing beams, jacking and shoring, and sill plate replacement almost always require a simple permit and inspection. Do not skip this. When you sell, a buyer’s inspector will spot new lumber and ask for proof. A tidy permit record, termite treatment report, and repair invoice can turn a red flag into a selling point.

I include a packet for clients: moisture readings before and after, photos during work that show member sizes and connections, fastener schedules, and the pest control company’s service report. That packet is gold during

appraisal and buyer negotiations. If you are working with insurance, especially after a leak that invited termites, the adjuster will want that level of detail.

Insurance and how to talk to your carrier

Most homeowners policies exclude damage from insects. That is the hard truth. However, many policies cover the sudden and accidental water damage that made termites thrive in the first place, such as a failed supply line. If a covered water event led to rot and then termites, you can sometimes get coverage for the water mitigation and structural replacement, even if not for the pest treatment. The wording matters. Use phrases like water damage to subfloor from failed dishwasher, not just termite damage. Your termite damage contractor near me and the pest control company can provide documentation that supports the timeline.

Coordinating with pest control, the right way around

Do not repair before treatment unless safety forces your hand. When termites are still active, you chase a moving target. The best sequence is stabilize, treat, then repair. If the treatment plan is baiting only, we sometimes combine localized foam at the repair area to speed protection. Make sure the wood you install is not blocking bait station routes or access points that the PMP plans to monitor. Good teams talk to one another. I swap site photos and simple sketches with the termite technician so no one is guessing.

Local realities that affect availability

Weather changes access and schedules. After heavy rains, crawlspaces can be muddy and unsafe to work in, and many companies will delay anything non critical by a day for safety. Holiday weeks reduce crews, so same day shoring may still happen, but full repairs may slip a few days. In high season for swarmers, some pest control companies run triage routes and only treat visible activity on day one, returning for trenching later. Your repair timeline should acknowledge that.

In older neighborhoods with narrow side yards, getting material in can take longer. A 16 foot LVL does not bend around a tight gate easily. Anticipate more labor and possibly a crane day if you are replacing a large interior beam in a finished space. If you live in a condo or HOA, quiet hours and elevator reservations are real constraints. The earlier you loop in the property manager, the faster you get approvals.

Real edge cases I see in the field

Sometimes termites find foam. Homes with exterior foam sheathing and stucco can hide years of feeding. By the time you know, rim joists and sill plates are affected all along a wall. The repair strategy becomes more like a facade restoration, coordinating stucco patches, window flashing, and a continuous sill replacement with proper termiticide treatment at grade.

Mobile homes are a different animal. Termite framing repair there can involve steel chassis interaction. You might need a mobile home specialist to reset piers or shims after wood replacement to keep the marriage line even.

Historic homes add a preservation layer. You may save hand hewn beams by adding hidden steel flitch plates to the interior face, preserving the visible edge, after documented treatment. Inspectors often require engineer letters in such cases, so plan for that lead time.

DIY vs pro on termite structural repair

Handy owners can patch drywall, replace a bit of trim, and even sister a non critical joist if the load path is simple. But termitic damage loves to hide at bearing points, not in the middle of a span where a DIY sister seems easiest. The risk is false confidence. I have removed plenty of DIY sisters that were glued but not properly bearing on both ends. When you are dealing with sill plates, beams, and subfloor systems around kitchens or baths, hire a wood repair contractor termite damage near me who can show similar jobs and permits pulled. Your home is not a weekend project.

What to expect from a contractor who respects your home

Clear communication beats bravado. You should get a written scope that separates stabilize, treat, and restore. It should call out each area, like termite floor joist repair at kitchen, termite sill plate repair at east wall, termite subfloor repair under powder room, termite wall repair at dining room, and termite drywall repair after termite treatment in living room. Materials and connections should be listed. Any allowances for finishes, like paint matching, should be spelled out. You deserve to know whether trim will be saved or replaced, and whether you need a painter after.

Crews should protect floors, seal off work zones with plastic and zipper doors, and run negative air if cutting into dusty old plaster. Daily cleanup is a mark of respect. So is telling you when something unexpected turns up, like an undersized beam that never had enough capacity to begin with. The best teams bring you into decisions, not just invoices.

Preventing a second emergency

After the dust settles, aim for conditions termites hate. Fix moisture. That means gutters that discharge far from the foundation, soil that slopes away, vapor barriers in crawlspaces that actually cover the soil, and dehumidification where needed. Keep six inches of clearance between soil and siding. Do not stack firewood against the house. Schedule annual inspections, even if you now have a bond with a pest control company. Fresh eyes catch things. And remember, paint and caulk do not stop termites. They hide them. Lepenetrating inspections that include probing and attic or crawlspace entry are worth the hour.

A brief case from last month

A family called after hearing a dull pop and watching a hairline crack appear above a doorway. The home was a 1950s ranch on piers and beams with a damp crawlspace. My moisture meter read 22 percent at the sill, a bad sign. We found subterranean termite tubes along two piers and a sill plate you could press a finger into. We set three temporary posts under the worst span, coordinated a same day spot foam at the galleries and a trench and treat two days later, then returned to replace 18 linear feet of sill plate and sister four joists. We used treated lumber at the sill and joists, added a continuous vapor barrier across the crawlspace floor with taped seams, and extended downspouts. The total elapsed time from first call to completed termite structural repair was eight days, slowed by weather and inspector availability. The crack stopped growing the day we set the posts. The family kept living at home the whole time.

Finding the right help, fast

If you are typing termite repair near me or local termite damage repair because something feels wrong underfoot, you are already doing the right thing. Ask for emergency availability, be ready with photos and a clear description, and expect a calm, staged process: stabilize, treat, restore. A seasoned termite damage contractor near me or wood repair contractor termite damage near me will talk you through the trade offs, show you how

they will protect the house today, and give you a fair schedule for full repair. With the right team, termites are a problem to solve, not a crisis to live in.