Termites do not just chew wood, they erase load paths. A stud with a hidden groove in its center stops doing its job. A sill plate reduced to balsa lets the whole wall slump a hair, which telegraphs as cracks, sticky doors, and creaks you feel before you see. Repairing that damage is part detective work, part structural carpentry, and part code compliance. If you want the fix to last, and to pass inspection, the details matter.

I *Vanguard termite inspection company* have opened up hundreds of termite-damaged walls and floors. The pattern repeats: treatment first, then a rush to patch. The rushed jobs fail. The thorough ones follow a sequence, respect the building code, and reestablish the original strength or better. Below I will lay out how to approach termite framing repair so it holds up, reads clean on inspection, and protects the house from a repeat problem.

Codes that quietly govern termite repairs

Two sections of the International Residential Code drive most decisions. IRC R317 requires naturally durable or pressure-preservative treated wood where it is exposed to moisture or in contact with concrete or masonry. IRC R318 addresses termite protection in designated areas, calling for one or more methods such as pressure-treated sill plates, termite shields, or soil treatment. Local amendments matter. Coastal counties and heavy termite zones often have stricter rules on material types and detailing.

Anchorage and framing connections are the other half of the picture. IRC R403.1.6 lays out anchor bolt diameters, spacing, and embedment for sill plates. The NDS and manufacturer literature govern nailing schedules and connectors. In wind or seismic regions, you encounter uplift and shear requirements that influence strap selection and stud layout. When termites have eaten a key shear wall or a truss chord, repairs cross into structural engineering, which is not optional. Many jurisdictions require stamped drawings for termite structural repair when beams, trusses, or shear walls are affected.

Permits are typically required when you replace structural members, repair termite damage to house framing, or open fire-rated assemblies. Even where a permit is not strictly required, I pull one when work touches load-bearing elements. It saves arguments at resale and keeps insurance straightforward.

Assessment that goes deeper than a screwdriver poke

A termite damage repair plan starts with knowing the full extent. I prefer to follow the swarm history and moisture patterns, not just visible frass. Subterranean termites like moisture and soil contact, so sill plates, bottom of studs, rim joists, and floor joists over crawlspaces are frequent targets. Drywood termites ride into attics and upper walls, often entering at eaves and window heads.

I use a moisture meter and an awl, sometimes a borescope when I want to keep finishes intact. Tapping stud faces with a knuckle tells you when a void runs long. If I suspect a load-bearing wall is compromised, I will expose full stud bays at least 4 feet in both directions so I can see sheathing, studs, and the top and bottom plates. For floor framing, I will pop a section of subfloor to see joist crowns, bearing at beams, and the condition of joist hangers. If an attic shows termite attic wood repair needs, I document rafter, purlin, and collar tie relationships before anyone removes anything. Photos save time during inspection.

Before any framing repair, I ask the pest professional for a treatment report and a reinspection date. Termite repair services go hand in glove with pest control. There is no point closing up wood while live colonies remain. When clients search for termite repair near me, I remind them to pair me with a licensed pest company that can provide a clearance letter after treatment. That letter often satisfies the code official that active infestation has been addressed.

Materials that meet code and hold up in the real world

For termite wood repair in sills, ledgers, and any plate touching concrete or masonry, I specify pressure-treated Southern Yellow Pine rated for the right exposure. UC4A is standard ground-contact treatment. In chronically damp crawl spaces, UC4B earns its keep. Between the new sill plate and the foundation, I install a sill sealer or membrane as a capillary break. In high termite zones, a galvanized termite shield gets added at the sill line to push inspections to the exterior and reduce hidden entry points.

Studs, joists, and blocking that sit above grade but within potential damp zones get either kiln-dried SPF or Douglas fir, but isolated from slab edges with a foam or polyethylene break. Fasteners and connectors must be compatible with treated wood. Hot-dip galvanized or stainless steel avoids corrosion. I keep Simpson Strong-Tie catalogs on hand for the exact hanger or strap that restores a load path. Adhesives are helpful for composite action, but glue is not a substitute for fasteners that are visible and verifiable.

When termites have carved decorative channels through a door jamb or casings, I sometimes use structural epoxy to consolidate small areas. For structural termite repair though, I treat epoxies as fillers or for bearing repair in narrow zones, not as the primary solution. You cannot epoxy your way back to a safe beam.

Temporary support and a clean work zone

Shoring is not glamorous, but it is the difference between a safe site and a sagging one. Before any termite sill plate repair or termite floor joist repair, I install temporary posts and a beam line to carry loads while I swap parts. Adjustable steel posts work for short durations. For longer spans, I build a triple 2x10 strongback with cribbed supports. Spreads under posts keep loads off fragile slab sections.

Older homes bring hazards. Many walls have lead paint. Attic and crawlspace dust can contain rodent waste. If plaster or old joint compound will be disturbed, I test for asbestos in homes built before the late 1980s. Negative air and containment keep termite damage restoration from becoming an indoor air incident.

Repair strategies by component

No two houses break the same way, but the principles carry over. The goal is to return capacity and code-compliant connections while respecting the original layout and any engineered features.

Sill plates and rim boards

Termite sill plate repair is common in basements and crawlspaces. If the damage runs the length of a wall, I work in sections to maintain alignment. With temporary shoring set just inside the wall line, I cut anchors flush, pry out the rotted plate, scrape clean, and vacuum dust that could hold moisture.

The replacement plate is pressure-treated and drilled to fit new anchor bolts. IRC calls for minimum 1/2 inch diameter anchors with 7 inch embedment, spaced not more than 6 feet on center, with at least two bolts per plate segment and one within 12 inches of each end. Many inspectors prefer 5/8 inch anchors in seismic or high wind zones, and some require plate washers. I drill the foundation using a template so the plate drops in cleanly, set the sill sealer, set the plate, then install expansion or epoxy-set anchors to match spacing requirements.

At the rim, if termites ate through the band joist, I replace it with solid stock or a laminated rim board of matching thickness. Joist connections get reset with new hangers. Where the sill funnels loads into shear walls, I add straps or holdowns that match the original design or the engineer’s sketch.

Studs, headers, and shear walls

You can sister wall studs that have minor termite grooves, but if half the cross section is gone or the stud is part of a braced wall panel, replacement is cleaner. I cut the nails at the plates with a sawzall, pull the damaged stud, and fit a new one that bears tight at top and bottom. For king and jack studs at openings, full replacement is safer because door and window loads are concentrated there.

Shear walls deserve care. If a termite colony has tunneled behind sheathing, I remove panels back to clean framing. I reinstall structural sheathing using a nailing schedule consistent with the original design, often 8 inches on center in the field and 4 to 6 inches on edges. Edge distances matter. Nails too close to the panel edge lose capacity. Blocking at panel edges must be present if the schedule calls for it. If I cannot reproduce the original nailing pattern because of old holes, I coordinate with the engineer for a revised schedule or strap reinforcement.

Floor joists and beams

Termite floor joist repair is not just about the midspan. Termites like bearing points where wood meets masonry. If joist ends are chewed, I sister new lumber alongside the full length where possible, bearing on the same supports, and extending past the damage by several feet. A practical rule is to sister at least the middle two thirds of the span with a minimum of 3 feet of overlap beyond any damaged zone, but full-length sistering with bearing at both ends is better. I glue and through-bolt or nail with a defined pattern. When bearing is gone at a ledger, I replace the ledger with a pressure-treated member and new ledger bolts or structural screws that meet modern spacing tables, then rehang joists with new ties.

For termite beam repair, I begin with serious shoring. If a built-up wood beam has isolated damage, I may add plies using engineered lumber like LVL to restore stiffness, but only with calculations. Where a primary beam is significantly compromised, replacement or reinforcement with steel plates becomes necessary. Wood repair contractor termite damage near me directories are full of folks who will scab a piece on and call it a day. That is not structural repair. When a beam supports more than one floor or a heavy masonry fireplace, I bring in an engineer to size the fix and to satisfy the inspector.

Subfloors and underlayments

Termite subfloor repair is straightforward once the structure is solid. I cut back to joist centerlines, clean the tops of the joists, and install new subfloor with glue and screws. Matching panel thickness and span rating matters so the floor does not telegraph a bump. Tongue and groove panels support edges and keep squeaks down. Where plumbing or appliance leaks caused the moisture that attracted termites, I solve the water source and add a pan or drain if prudent.

Attic framing

In attics, drywood termites often target rafters and purlins near eaves. Sistering rafters works if you can run the sister from bearing to ridge with full contact and a defined fastener schedule. For termite attic wood repair on trusses, do not cut or alter any truss member without a stamped repair detail. Trusses are engineered as a system. The typical fix uses scab plates on both sides with bolts or nails in a pattern specified by the truss engineer. Inspectors look for that letter.

Drywall and finishes, with attention to ratings

Termite wall repair often includes demolition of drywall to reach studs. After termite treatment and framing work, I reinstall gypsum with the same thickness and type that was removed. If the wall or ceiling is part of a garage separation or a rated assembly, I use Type X board and restore tape, mud, and sealants to maintain the rating. Fire blocking and draft stopping must be replaced where it was removed. For termite drywall repair after termite

treatment, I also seal penetrations with approved fire caulks where required. The goal is a wall that looks seamless and passes any future appraisal or code review.



A realistic field sequence that passes inspection

Here is the typical flow I use on a sill plate and joist project after subterranean termite activity in a crawlspace.

- Confirm treatment is complete, take photos, and schedule the first inspection with a permit in hand. If the jurisdiction needs an engineer for the sill and joist layout, submit the sketch early.
- Set dust control, electrical safety, and shoring. Map utilities. Remove finishes cleanly to expose full extents.
- Remove damaged wood and fasteners, clean surfaces, and prep for new anchors, plates, and connectors.
- Install new sill plate, anchors, and termite shield or sill sealer. Replace rim and reset or replace joist hangers.
- Sister or replace joists, glue and fasten subfloor, and reassemble finishes, restoring any fire or draft stops. Call for final inspection and get the pest clearance letter tied to the permit file.

Permits, inspections, and paperwork that keep you out of trouble

You do not need a binder full of jargon to get through the permit process, but a short checklist helps.

- Treatment documentation from a licensed pest control company with a target colony description and date.
- A simple plan sketch or photos marking damaged members, proposed repairs, connectors, and materials, plus any engineering letter if beams, trusses, or shear walls are involved.
- Product data for treated wood, connectors, anchors, and any fire-rated materials to be reinstalled.
- Proof of moisture control improvements if applicable, such as crawlspace vapor barrier or exterior grading fixes.
- Access plan for inspections, including temporary supports, safe ladders, and open cavities ready for viewing.

Inspectors respond well to clarity. Mark stud bays with painter’s tape. Leave nail heads visible. Keep a box of connectors on site so you can show equivalent swaps if the field conditions change. If you need to deviate from the plan, call the office before you do, not after the drywall goes back up.

Moisture, soil contact, and the habits that invite termites back

Termite damage restoration fails most often because we cure the symptom and leave the cause. Subterranean termites need moisture and prefer soil-to-wood bridges. I look for downspouts that empty near the foundation, grade that slopes the wrong way, buried siding, and crawlspaces without vapor barriers. A 6 mil polyethylene ground cover in a crawlspace, lapped and taped, drops humidity fast. Adding passive vents or, in some climates, closing and conditioning the crawlspace moves the needle even more.

At the exterior, I maintain 6 to 8 inches of clearance between soil and any wood or siding. Concrete patios that were poured high are tricky. In those cases, metal flashing details and sealed bottom edges reduce risk. Firewood piles and mulch mounded against the house are classic mistakes. A friendly talk with the homeowner about these habits does more good than another gallon of termiticide.

Small fixes you can make, and the ones you should not

Homeowners often ask where they can save. Replacing a few baseboards or patching termite grooves in trim is fair game. Painting and drywall finishing after the structural work is complete also suits a handy owner. But termite framing repair that involves sill plates, beams, joists, or shear walls belongs with a carpenter who understands load paths and an inspector who will sign off. When you look up termite damage contractor near me, filter for companies that show pictures of framing, not just paint.

Edge cases deserve attention. If the house sits in a high-wind zone and the bottom plate anchors were chewed out, the new anchors must meet uplift as well as shear, which changes washer sizes and spacing. If an older wall had diagonal let-in bracing and you remove it, you may trigger a requirement to add panel sheathing, which changes window trim feel and siding. If the attic has knob-and-tube wiring, you cannot bury it in insulation while you are up there for termite attic wood repair. Call the electrician.

Costs that make sense and how to scope them

Pricing varies by region and access. Opening and repairing a small wall section with minor termite wall repair might run in the hundreds to low thousands. Swapping a full sill plate on one side of a small house with termite sill plate repair, new anchors, and partial subfloor replacement can range from a few thousand to well into five figures when access is tight and utilities complicate the work. Termite beam repair with engineering and shoring often lands in the mid to high five figures. If you are collecting bids and searching for termite damage repair near me, ask how the contractor handles permits, temporary support, and inspections. Cheap bids that skip those items are not the same scope.

Aftercare and monitoring

After the framing and finishes are back, plan for a one year check. I like to pop a few access points in crawlspaces or attic hatches and scan for new tubes or frass. Keep gutters clear and soil graded. If your area is heavy with termites, a bait system or annual perimeter treatment is an inexpensive insurance policy.

As for the repairs themselves, they should disappear into the house. Doors swing true again. Floors quiet down. Drywall seams stay flat. The best compliment I get is no call at all. If a client calls to say the cracks have not returned after the first season, I know the load path is right.

Finding the right help locally

Most people start by typing local termite damage repair or structural termite exterminator termite repair near me into a search bar. Look for crews who can show you sill plates they replaced, joists they sistered, and beams they

shored. They should speak comfortably about code sections, anchor schedules, and connectors. If a contractor waves off permits or says termites are only a cosmetic issue, keep looking. The good ones will coordinate with the pest company, bring an engineer in when needed, and leave you with paperwork that will read well to the next buyer and their inspector.

Smart pairing of trades also pays off. A wood repair contractor termite damage near me listing that includes pest control under one roof can be efficient, but do not let that convenience replace independent inspection. Separate eyes reduce blind spots.

The big picture

Termite framing repair is not mysterious. It is a disciplined checklist executed with care, from treatment to shoring to code-compliant rebuild. The work touches a wide range of tasks, from termite subfloor repair to termite beam repair, and each choice has a code hook that must be met. When done right, the house feels solid again, sells without drama, and stays off the termite menu. When done wrong, you get a prettier version of the same problem. The extra effort to follow code, respect structure, and solve moisture pays back in quiet floors and straight walls for decades.