When you first discover termite damage, the clock starts ticking. I have stepped into crawlspaces at 2 a.m. where the rim joist crumbled like toast, and I have seen daylight through a wall that looked perfectly fine from inside the living room. Termites work quietly, then all at once. The emergency feels real because it is. If a structural member is compromised, floors can sag, doors can rack out of square, and in the worst cases, load paths shift in ways that are dangerous. The right crew can stabilize a home within hours, then guide a careful plan for termite damage repair that restores strength, appearance, and resale value.

This guide draws on years of field work in termite wood repair and structural remediation. I will walk through how 24/7 termite repair services operate, where the true risks hide, what a proper repair looks like, and how to avoid paying twice for the same problem. I will also share what to do in the first day to protect your family and your house.

What an emergency really means

Not every termite situation calls for an after-hours visit. You need emergency service when you have active sagging, spongy floors near a load bearing wall, a main beam softened to the point a screwdriver sinks in with little pressure, or a sill plate that can be pulled apart by hand. Other red flags include a header above a garage door bowing down, stair stringers that flex and squeak, or roof framing in an attic with powdery galleries and daylight between rafters and ridge. Any of those can signal a failure in progress. The goal at 3 a.m. is not to make it pretty. The goal is to stabilize.

A trained crew can shore and crib under affected members in less than an hour once on site. That buys time. The real work, termite structural repair and longer term termite damage restoration, usually begins the next business day after proper inspection and treatment confirmation.

Termite treatment and repair are not the same job

One of the biggest misconceptions I run into is that a treatment contract includes repairs. Termite control companies stop the insects. Termite repair services fix the wood and structure. You need both, and you need them sequenced correctly. In an emergency, we often shore first, then confirm whether a licensed pest professional has treated. If not, we coordinate same day treatment before we install permanent replacement lumber. Putting in new wood without verifying elimination of activity risks a repeat.

If your calendar cannot line up perfectly, it is still reasonable to stabilize immediately and replace critical members under temporary protection, then have the pest company back within 24 to 48 hours. Clear documentation matters. Keep your treatment report and photos. Good repair contractors work smoothly with exterminators, not against them.

What to do in the first 24 hours

- Keep people and pets out of the soft or sagging area, including any rooms directly above a compromised beam or sill.
- Call a licensed pest professional and a contractor who does structural termite repair near you, and share photos by text to speed triage.
- If you hear cracking or see a sudden change in a floor, do not place heavy items in that area, and avoid slamming doors on that level.
- Turn off sprinklers or exterior hose bibs near the foundation, and run a dehumidifier if your crawlspace or basement feels damp.
- Gather documents, prior inspection reports, and any past termite treatment receipts so the team can understand history fast.

That short list keeps you safe and makes your first conversations with a local termite damage repair crew more productive.

How 24/7 termite repair crews stabilize a home

When a call comes in after hours, we ask for two things right away: photos and basic layout details. I want to see the affected wall or beam, how wide the room is, and what the floor slopes look like. If the pictures show deflection or severe decay, we grab adjustable steel columns, timber cribbing, a bottle jack or two, shoring planks, moisture meter, and a good headlamp. The first trip is about load transfer, not finish work.

We set up temporary supports directly under sound bearing points. If a sill plate is compromised, we crib on a solid footing or spread the load across a pad to avoid punching through a weak slab. If the issue is a termite eaten floor joist, we shore under the joist about a foot from the bearing end to prevent further tear out. In an attic, we might sister a temporary 2x alongside a rafter or prop under a ridge with a T brace. All of this is reversible once the permanent fix starts.

I have seen homeowners try to jack a sagging beam up all at once. Do not do that. Lifting more than one eighth of an inch in a single attempt can crack plaster, bind doors, and stress other connections. We lift in small increments, then let the house relax while monitoring for creaks and movement.

The layered approach to permanent repair

Emergency stabilization is step one. Permanent termite damage repair is where experience shows. In most houses, the damage is uneven. The termites burrow in preferred moisture pockets and follow the grain, so you end up with Swiss cheese next to solid wood. The fix varies room by room.

Termite sill plate repair: The sill plate is the wood that sits on the foundation. When it is compromised, loads from walls and beams do not transfer into concrete cleanly. A proper repair involves supporting the wall above with temporary walls or posts, cutting out the damaged section, then installing a new treated sill plate with a capillary

break. We drill and epoxy in new anchor bolts if needed. I have also used stainless straps around a foundation where bolt retrofit was impractical.

Termite beam repair: Main beams can be solid sawn, built up 2x members, LVLs, or even old-growth timbers in vintage homes. If rot or galleries extend more than about one third of the beam depth along a significant length, I plan for partial or full replacement rather than patching. Sistering with LVL or adding a steel flitch plate can be smart when access is tight and you want to upgrade strength. We check bearing points at columns too, since termites often weaken post bases where moisture wicks up.

Termite floor joist repair: Joists often fail at the ends near the rim or ledger because of dampness plus termite activity. In a crawlspace, a common fix is to sister full length treated joists with construction adhesive and structural screws, making sure the sisters bear fully at both ends. If end bearing is gone, we rebuild the pocket or add hangers to a new ledger. Where multiple joists are compromised, a new dropped beam below the joists can make sense, transferring the load to new posts and footings.

Termite subfloor repair: Spongy spots around bathrooms or kitchens often come from a double hit of moisture and termites. After confirming dry conditions, we cut back to sound plywood or board subfloor, replace with tongue and groove panels, glue and screw to the joists, then address floor finishes. Tile work usually needs a proper underlayment and movement joints to prevent cracking after structural corrections.

Termite wall repair and termite framing repair: Wall studs get tunneled from the bottom up, often hidden behind drywall. Once treatment is complete, we open the wall selectively, probe studs, and sister or replace as needed. Shear walls and braced panels deserve special care. If a stud bay carries a hold down or shear nailing pattern, we match the specification when rebuilding. I have seen missing shear nailing turn an innocuous termite job into a code issue during resale.

Termite attic wood repair: In attics, look closely at rafter tails, purlins, and truss plates. Powdery frass near eaves points to long term leaks that invited termites. Repairs here often combine sistering with improved ventilation and drip edge fixes to keep things dry.

Termite drywall repair after termite treatment: Once framing is sound, we button up walls. If mud tubes stained gypsum, primer and paint may not seal it cleanly. We cut out stained sections, treat any remaining surface galleries, install new drywall, then finish to match texture. Painting too early can trap odors and blemishes, so let joint compound cure fully.

Materials that hold up and why they matter

Not every piece of wood belongs back where termites have been. In ground contact or high risk areas, I prefer pressure treated southern yellow pine or Douglas fir for sill plates and joist sisters. Where spans are long, LVL or glulam delivers predictable strength, but we protect the ends from moisture wicking by sealing cuts. In select repairs, structural epoxy consolidants can save historic trim or decorative beams that are not load bearing. Use epoxy on structure only when an engineer signs off, and only where damage is shallow and uniform.

Fasteners matter more than most people think. Structural screws with ICC evaluation reports outperform generic lag bolts and install faster with less splitting. Joist hangers, post bases, and straps should match listed nails or screws, not drywall screws. Corrosion resistance is crucial if your environment is damp or coastal, and it is termite exterminator non negotiable on treated lumber.

For shielding, borate rods or gels can add long term protection in vulnerable cavities after repairs. They are not a treatment substitute, but they help in areas that cannot be sealed perfectly.

Moisture and grading, the silent partner in every termite job

Every long lasting termite damage restoration includes moisture control. Termites find and follow water. I walk the exterior and look for downspouts that dump at the foundation, negative grading, leaky sillcocks, and crawlspace humidity above 60 percent. A short splash block can be the difference between a dry sill plate and a repeat call.

In crawlspaces, a ground vapor barrier coupled with air sealing and, if needed, a small dehumidifier stabilizes wood moisture content. Vent fans alone rarely solve it if the outside air is humid. In basements, address wall seepage and rim joist air leaks. Inside bathrooms, a real ducted exhaust fan, not a noisy toy, will pay for itself in saved subfloor repairs.

Permits, engineering, and when to bring in more help

For cosmetic drywall and trim, permits are often not required. For termite structural repair, especially beams, sills, and major joist work, many jurisdictions require a permit and sometimes an engineer’s letter. Do not skip this. An inspector becomes your ally, not a hurdle, when you show clean plans, treatment verification, and photos of damage before and after.

On older houses, shoring and lifting can reveal other issues such as brittle plumbing, knob and tube wiring in walls, or brick piers that are out of plumb. Budget a contingency for these discoveries. I tell clients to hold 10 to 20 percent above the base estimate for unknowns in concealed areas.

What repair days actually look like

Here is a typical rhythm for a serious repair after the emergency visit.

- The crew verifies stable shoring, reviews termite treatment proof, and takes moisture readings. If levels are high, we add temporary drying equipment.
- Selective demo exposes the full extent of damage. We probe for sound wood, mark cut lines, and photograph each phase.
- Structural repairs begin: replace sill plates with treated stock, sister or replace joists, reinforce beams, and upgrade connections with hangers and straps as needed.
- Subfloor and wall framing are restored. We test doors and windows for operation, adjust as needed, then close with sheathing or drywall.
- Site cleanup, final photos, and a walkthrough to review maintenance and moisture control, plus a plan to remove temporary supports after a settling period if applicable.

Some homes need staged lifting over several visits to minimize cracking. Expect honest talk about that on day one.

Costs you can believe, timelines that make sense

Costs vary by region and access. A simple termite sill plate repair of a few linear feet in an accessible crawlspace might run a few hundred to a couple of thousand dollars. Larger jobs, such as a main termite beam repair with posts and footings, can range from several thousand to five figures. Full termite floor joist repair across a room, with subfloor and finished flooring work, can reach well into the mid five figures if tile or hardwood needs careful removal and reinstallation.

Emergency 24/7 response generally adds a premium for after hours mobilization. In my experience, that surcharge is worth it when *Watsonville termite inspection company* you are preventing a partial collapse. Ask for transparent line items that separate shoring from permanent repair so you can make informed decisions.

Timelines follow access and scope. Emergency shoring is typically same day. Permanent repairs can take one to five days for modest projects, and two to three weeks for complex structural corrections, moisture work, and interior finishes. Add inspection time where permits apply.

Insurance, warranties, and how to avoid gaps

Homeowners insurance rarely covers termite damage because it is considered preventable maintenance. That said, when a sudden event occurs due to hidden damage, some policies will cover resultant loss. It is worth a call. Pest companies sometimes offer repair bonds, which cover specific structural termite repair after their treatment. Read the fine print. Bonds often exclude cosmetic items and require annual inspections. A reputable termite damage contractor near you will also offer a workmanship warranty on the carpentry, separate from pest control guarantees.

Document everything. Before photos, during photos with tape measures or rulers for scale, product labels for any treated lumber or epoxies, and copies of permits or engineer letters. This file helps with appraisal and resale.

How to choose the right local contractor

If you are searching for termite repair near me or structural termite repair near me at midnight, look for crews that show structural experience, not just finish carpentry. You want someone who talks comfortably about load paths, temporary supports, and sequencing with treatment. One valuable signal is whether they ask for treatment verification before they promise permanent fixes.

Ask about past jobs with termite wall repair, termite subfloor repair, and termite sill plate repair. A wood repair contractor termite damage near me who can show references across those categories usually has the chops to handle surprises. If they shrug off permits and inspections on major work, keep looking.

DIY versus professional judgment

I have seen homeowners successfully handle small termite drywall repair after termite treatment, patching a bay or two once framing proved sound. I have not seen DIYers succeed long term when sill plates, beams, or multiple joists are affected. The risk is hidden load redistribution and subtle deflection that gets worse over time. If you insist on trying a limited repair, at least have a pro help you diagnose. A one hour consult can save you from making a cosmetic fix over a structural issue.

Coordination with pest professionals, the smooth way

Good outcomes hinge on communication. I keep a short shared summary with the pest tech: where activity was strongest, what we opened, and what lumber we installed. They tell me what chemical or bait approach they used and whether they saw live activity during their service. If we open a wall and find unexpected galleries, we pause, call, and give them a chance to treat open wood while access is easy. That avoids drilling new finishes later.

Borate treatments to exposed framing during repair make sense if the pest company agrees. Be clear about compatibility with adhesives and finishes. We avoid spraying where structural adhesives will be applied until they cure per the manufacturer.

Real cases, real lessons

A split level from the 1970s had a sagging foyer. The main beam, a triple 2x10, was tunneled two thirds through in one section, invisible under a ceiling. The homeowners noticed doors sticking and a stair squeak that turned into a soft spot. We shored overnight, coordinated immediate treatment, then sistered the beam with LVLs and added a new intermediate post with a poured footing. Subfloor panels got replaced at the landing, and trim went back without anyone guessing a major surgery happened. They now run a small dehumidifier in the crawlspace and fixed a downspout that dumped water at the footing. That job has held tight for six years.

In a brick bungalow, a kitchen wall showed bubbling paint. Behind it, termite galleries ran up the studs next to an unvented range that caused chronic humidity. We opened two bays, replaced the bottom plates and studs, reinstalled shear nailing per the original schedule, and patched with new drywall. The pest company had treated the year before, but the wall was never opened. Sometimes repair lags treatment by months, and that is fine as long as you verify stability and control moisture.

Finding responsive help nearby

Searches like termite damage repair near me or termite damage contractor near me will pull up a range of providers. Focus on those who can mobilize quickly for shoring, then schedule permanent work within a reasonable window. Ask if they have handled termite attic wood repair or termite framing repair in your type of home. Regional experience matters. In humid climates, crews know crawlspaces and sill work. In arid zones, slab edges and interior walls see different patterns of damage.

A contractor who offers true local termite damage repair brings value through relationships with inspectors and pest pros, plus a feel for neighborhood building quirks. Track homes often have repeating details that inform fast solutions. Historic districts demand delicacy and documentation.

What success feels like

After a proper repair, the floor feels solid underfoot, doors close cleanly, and walls look unremarkable. You should have repair notes, moisture readings, and a sensible maintenance plan. That plan is simple: keep water away from the foundation, ventilate and dehumidify as needed, schedule annual inspections, and address any new signs promptly. Termites thrive on neglect. They struggle in dry, well maintained houses.

If you are in the middle of an emergency now, take a breath. Keep people clear of suspect areas, make the two calls you need, and share photos fast. A seasoned crew can stabilize the structure, then guide you through termite wood repair with practical judgment. The right steps, taken in the right order, turn a stressful night into a lasting fix.