Termites do their work quietly. By the time a homeowner notices spongy baseboards or a sagging floor, the colony may have been feeding for years. The good news is that wood framing is forgiving. With a careful inspection, sound planning, and clean execution, termite damage restoration can return a home to full strength and a finished look that blends right in.

I have spent many dusty afternoons crawling through tight crawlspaces and hot attics, tapping studs with a hammer face, and reading grain lines by flashlight. The aim is always the same: understand what the termites ate, what is still sound, and how to rebuild in a way that lasts. This guide walks through that process, from the first assessment to the last coat of paint, with practical detail for common projects like termite sill plate repair, termite floor joist repair, termite beam repair, and termite drywall repair after termite treatment.

Why the inspection sets the tone for everything

A termite damage repair job starts long before a saw ever touches wood. The scope lives or dies on the initial inspection. I have seen two houses with similar-looking baseboard damage that turned out to be very different under the skin. One had cosmetic nibbling in the casing and drywall paper. The other had termites traveling up a foundation crack, eating the sill plate, then moving into multiple studs and a rim joist. The first job took a day. The second required shoring, partial sill replacement, sistering studs, and a new section of subfloor.

Inspection has three goals. First, confirm the infestation is treated or actively being treated by a licensed pest pro. Second, map the damage in all directions, not just where it shows. Third, identify the moisture sources and pathways that fed the termites, so the fix will hold up. Subterranean termites want moisture and soil contact. Drywood termites can arrive in attic vents and set up in isolated timbers. Both can hollow wood in a way that looks intact on the outside. A screwdriver or awl and a keen ear tell the story.

On structural members like joists and beams, you are listening for a thud rather than a ring. On finish surfaces and drywall, a soft crunch can mean the paper facing is intact but the gypsum behind it is damaged or channels exist from treatment holes. Mapping damage often means pulling baseboards, boring a few small exploratory holes, and using a moisture meter. In crawlspaces, a headlamp and patience matter, along with noting where subterranean mud tubes rise up the foundation or piers.

Coordinate with the termite treatment first

Restoration should not outrun the treatment. Termite repair services go *Vanguard termite services Watsonville* hand in glove with pest control. The sequence usually flows like this. The pest company identifies the species, applies the control method, and marks treated areas. For subterranean termites, that can mean exterior trenching and soil treatment, sometimes a bait system, and interior injection at plumbing penetrations. For drywood termites, fumigation or targeted wood injection may be used.

Only once the active colony is controlled do you start opening up framing. Otherwise, you risk chasing a moving target. It is smart to ask the pest pro to flag recommended access points for drilling or injecting borates during wood repair, especially at sills, rim joists, and attics. If you plan termite attic wood repair or termite subfloor repair, pre-treat replacement pieces with a borate solution where allowed, and consider a surface borate on adjacent exposed wood as part of the close-out.

A quick repair decision checklist

- Is the infestation confirmed treated by a licensed pest professional, with documentation?
- Does the damage affect any load-bearing member, exterior wall, or shear panel?
- Is there visible deflection, racking, or sag in floors, walls, or roof lines?
- Can the member be rehabilitated with epoxy consolidation and scabbing, or is full replacement or sistering required?
- Are permits, engineering sign-off, or temporary shoring required given the scope?

Those five questions direct whether you are doing handyman-level termite wood repair at trim and drywall, or a structural termite repair with jacks, beams, and permits. When a client searches “structural termite repair near me” or “termite damage contractor near me,” they are often dealing with at least the second or third question above.

Safety, shoring, and when to call an engineer

Any time the damaged member bears significant load, expect to shore first and then repair. In old crawlspaces, I carry short 4x6 cribbing and a pair of adjustable screw jacks. For a sill plate that has been eaten in spots along a perimeter wall, shoring under the rim joist and a couple of joists every 4 to 6 feet spreads the load and lets you work safely. Where beam pockets or multi-ply girders are involved, or if a floor has dropped more than half an inch, I bring in a structural engineer. The engineer’s sketch, even a simple one, speeds up permits and avoids debates with inspectors later.

Watch for utilities. When doing termite wall repair, be aware of electrical runs at outlet height, plumbing in wet walls, and low-voltage cables near baseboards. In crawlspaces, gas lines, water lines, and waste lines are often within inches of sill plates and foundation bolts. I have seen more than one sill plate with an invisible notch eaten away directly behind a water line that sweated and dripped for years. That tells you where to look and how to protect the new work.

Materials that save time and last longer

On replacement stock, match species and grade to what is there, or upsize with engineered solutions where appropriate. For joist sistering, kiln-dried Douglas fir No. 2 or better is common in the West, while Southern yellow pine is common in the Southeast. In tight basements, laminated veneer lumber can be a lifesaver due to straighter lines and predictable strength, although it adds cost.

Hot-dipped galvanized connectors are the norm near soil and masonry. For termite sill plate repair, pressure-treated plates meet code where plates sit on concrete. Use a capillary break under the sill, typically a foam sill sealer, and replace anchor bolt washers and nuts, tightening to spec without crushing the plate. In termite beam repair, metal hangers with the right seat depth and double-shear nails make the difference between a fix that feels solid and one that feels bouncy a year later.

Epoxy consolidants and fillers have a narrow but valuable role. If a decorative beam or a non-critical window trim has superficial galleries, a borate application followed by epoxy consolidation can save original fabric, especially in historic homes. I do not rely on epoxy for members that carry real load unless an engineer writes it in. When in doubt, replace or sister with full bearing.

From first look to finished paint: a practical sequence

- Verify treatment is complete, take moisture readings, and mark the damage.

- Shore and isolate utilities, then open only as much as you need for access and full repair.
- Remove compromised wood back to sound fibers, treat adjacent wood, and install new members with proper connectors.
- Restore sheathing, drywall, and finishes, maintaining fire blocking and vapor control.
- Address drainage, ventilation, and access points to prevent a repeat visit.

That sequence sounds simple. The craft lives in the details of each component.

Sill plates, rim joists, and the first course above the foundation

Termites love sill plates for a reason. Plates sit on concrete, near grade, and often soak up minor moisture from poor drainage or missing flashing. Termite sill plate repair usually begins with localized replacement. Once the rim joist and two joists are temporarily supported, cut out the damaged section of sill. If anchor bolts are present every 4 to 6 feet, aim to replace between bolts. If the bolts are rusted or compromised, you may need to core new holes and set epoxy anchors to match current spacing requirements.

Lay in a new pressure-treated sill segment. Use a foam sill gasket to separate it from the concrete and reduce moisture wicking. If the rim joist above is damaged, scarf in a matching species segment, spanning at least three joists in each direction when possible. Fasten with structural screws and complementary joist hangers where needed. Treat the ends with a borate or a borate-glycol where allowed, and close up with new blocking that maintains the fire stop at floor level.

Edge cases crop up in brick veneer houses where the sill sits behind a narrow air gap. If the termite galleries run up behind the brick, plan for vents and weeps to be cleared and any mortar bridges removed so water drains and the cavity can dry. Leaving a new treated sill in a dank pocket is an invitation for future problems.

Termite floor joist repair without turning the house upside down

For floor joists that are partially eaten, sistering works well when at least two thirds of the original member retains good fibers. I like to sister with a full-length board that runs as far past the damage as practical, typically bearing over the sill at one end and a girder or beam pocket at the other. Glue helps reduce squeaks, but structural screws and hangers do the main work. In crawlspaces with low clearance, staggered shorter sisters can be used, provided their spans overlap enough to transfer loads. Where a joist is completely compromised at a bearing point, a new hanger off the rim or beam and a jack during the cure will restore level.

Watch for subfloor delamination above termite galleries. You can have a joist that looks fair, but the subfloor has lost strength. A homeowner might describe a trampoline feel in a certain spot. Probe from below with a thin awl. If the tip plunges through OSB or plywood layers too easily, plan termite subfloor repair along with joist work. An added 2x cleat along the joist to support a new subfloor patch ties the system back together.

Beams, girders, and posts that keep floors honest

Termite beam repair spans from scabbing and plies to full replacement. Many homes use built-up 2x girders in the crawlspace. If the bottom ply was in contact with damp air for years, you may see rot and termite galleries on that lowest piece, while the upper plies look fair. Do not guess. Remove load with temporary shoring, pry off the damaged ply, and replace it with a matching piece, glued and through-bolted or screwed per engineer guidance. In cases where support posts are settled or chewed, set new concrete footings to frost depth and install new posts with proper caps and bases. For long spans and major damage, I lean toward LVL replacements because they carry predictable loads and inspectors like the paperwork.

With masonry pocketed beams, use caution chipping out to gain access. Protect the surrounding brick or block with plywood shims while prying. Mark bearing lengths so the new beam returns to proper support. Add a capillary break such as peel-and-stick flashing at the pocket to keep end grain dry.

Wall framing and termite wall repair that preserves alignment

In exterior walls, termite structural repair often involves studs, bottom plates, and sometimes sheathing. I open the wall from the interior when possible to preserve exterior weather barriers. Start with baseboards and drywall. A clean horizontal cut a few inches above the damage makes patching easier later. Replace the bottom plate first, similar to sill work, then address studs. If a stud is partially eaten but retains straightness and is not part of a shear panel, sistering a full-height stud and tying it into the top and bottom plates is usually enough. In shear walls, you will likely end up replacing studs and sheathing with like materials and nailing patterns per code to restore lateral strength.

When services run through studs, predrill for new runs and add steel nail plates at penetrations. This is where local termite damage repair shines compared with a pure demo mindset. You can be surgical and rebuild exactly what is needed while maintaining layout so cabinets, doors, and trim land where they should.

Attic framing, rafters, and termite attic wood repair

Drywood termites like attics and fascia boards. The first sign is often pepper-like pellets on insulation or in window sills. For attic framing, start with rafters, collar ties, and ridge components. Probe near vents and at valleys where debris collects. If rafter tails are eaten, plan on a tail-sister approach to restore the overhang. Where the main rafter spans show loss, full-length sisters are best. Use structural screws that meet withdrawal and shear requirements, and land the new member on the same bearings. While you are open, check that baffles keep insulation from choking soffit vents. Better airflow keeps wood drier, which termites do not like.

Fascia and trim can often be saved if damage is shallow. If the piece crumbles under finger pressure, replace with primed, sealed wood or a composite option that matches the profile. Seal all cut ends, and clean up gutters. Overflowing gutters are a classic source of the moisture that invites insects in the first place.

Subfloor, underlayment, and floors that stop squeaking

Termite subfloor repair is straightforward once you expose it. Cut back to the center of joists, add cleats where needed, and insert new tongue-and-groove or compatible panel at the exact thickness. Glue and screw for stiffness. I have walked into homes where the owner felt the damage was under control, then we found the subfloor had channels carved between joists like switchbacks on a mountain. It looks strange but is easy to fix once opened. For finish floors, plan a level transition. With hardwood, weave in new boards rather than creating a clear patch line. With tile, check that joist deflection and subfloor thickness meet the tile manufacturer’s standards before resetting.

Drywall, finishes, and making it disappear

Termite drywall repair after termite treatment ranges from simple hole patches to full lower-wall replacement. If a pest company drilled injection ports, ask them to leave plugs or caps flush so the patch sits flat. When lower sections are replaced, install fire blocking at 10-foot horizontal intervals and at floor lines, just as you found it. Match texture. On smooth walls, feather wide. On orange peel, spray a test panel first. Painted sheens magnify

mistakes, so keep patch sizes reasonable and prime with a bonding primer that evens out porosity. The goal is that no one can tell where the termites once traveled.



Baseboards and casings carry secrets. Termites often travel behind them. Get in the habit of back-priming replacement trim and sealing miters. Caulk alone is not a seal. A little extra work here pushes moisture and insects back where they belong, outside.

Moisture, ventilation, and the habits that prevent round two

Most termite stories begin with moisture. A few low-cost fixes go a long way. Grade soil to slope away from the foundation at least six inches over the first 10 feet. Keep mulch and planters a few inches away from siding and weep screeds. In crawlspaces, aim for ground moisture control. A continuous 6-mil polyethylene vapor barrier from wall to wall, sealed at seams, changes the entire environment. If codes allow and the home suits it, a conditioned crawlspace with sealed vents and a small dehumidifier holds wood moisture content in the 8 to 12 percent range, where termites are less comfortable.

Pay attention to plumbing. Under-sink traps, tub overflows, and refrigerator supply lines can weep for months without notice. Those little leaks are invitations. On the exterior, keep sprinklers off the siding and trim. And in attics, verify that bath fans vent outside, not into the insulation. All of this is less glamorous than a shiny new beam, but it is what keeps termite repair services from becoming a recurring line item.

Permits, inspections, and what neighbors mean by “termite repair near me”

When a homeowner types “termite damage repair near me” or “wood repair contractor termite damage near me,” they want someone who understands both the carpentry and the process. In many jurisdictions, structural termite repair needs a permit. Replacing a few feet of sill plate or a couple of joists may sail through on a minor structural permit if you provide a sketch. Larger spans, beams, and shear components will need stamped drawings. Budget time for this. Inspectors tend to be helpful when you show up with clear photos of the initial damage, the shoring, and the repair in process. Keep hardware packaging or submittals handy for LVL or hanger approvals.

For homeowners, a local termite damage repair company is also more likely to speak the language of the soil and species in your area. In the Gulf Coast, for example, Formosan termites change the conversation. In the

Southwest, subterranean species and drywood swarms each leave different clues. A contractor who has crawled the same soils will spot the telltale patterns faster.

Cost ranges and what drives them

Exact pricing swings with access and scope, but patterns repeat. Cosmetic termite wall repair without structural impact might run a few hundred to a couple of thousand dollars, mostly labor and finishing. Termite sill plate repair that includes shoring, plate segments, rim joist scarfing, and a handful of anchor adjustments can fall in the low to mid four figures, more if utilities complicate access. Termite floor joist repair varies widely. Sistering two or three joists is modest. Reframing a bay with subfloor replacement and finish floor rework multiplies the number quickly. Beam and girder replacements, especially with new footings and posts, move into higher four figures or more, depending on length and load.

What really drives cost is how far the damage traveled unseen, and whether finishes must be re-done. Careful inspection and targeted openings contain both.

Quality control that does not show on Instagram

The best termite damage restoration is boring to look at because it disappears into the bones of the house. Still, there are a few checkpoints I treat as non-negotiable.

- Wood moisture content at time of close-up should be reasonable for the climate. I look for 9 to 14 percent indoors and do not entomb wet framing behind drywall.
- Connectors must match the member and load. No drywall screws in structural work. Use proper hangers, nails, and structural screws.
- Fire blocking and draft stopping go back where they were, or better, especially at floor lines and cavity tops.
- Ventilation pathways are kept clear. Soffit baffles, weep holes, and crawlspace vents or conditioning remain functional.
- Paper trail is complete. Pest documentation, permit cards, and material data all live in the job folder.

These habits do not cost much and save headaches later.

A few telling field examples

In a 1950s ranch, a client complained about cracks radiating from door corners. The baseboards had faint waves but no obvious rot. We pulled two baseboards and found drywood termite pellets. Opening the lower 24 inches of the wall revealed eaten studs at one corner, but the sheathing and top plates were fine. Termite framing repair meant new bottom plates and studs, a shear panel patch with proper nailing pattern, then drywall and trim. The door alignment improved immediately. Cost stayed contained because we opened just enough and restored the structural path first.

Another job involved a kitchen floor that felt springy. Subterranean termites had come up a plumbing penetration. The joist near the sink had a 6-foot run of galleries, and the subfloor around the dishwasher was soft. Termite floor joist repair included a full-length sister, new underlayment in a 3-by-6-foot section, and careful reinstallation of the hardwood so the repair vanished. A small leak at the dishwasher supply line had fed the colony; we swapped the supply line for braided stainless and added a shutoff valve in an accessible spot. Simple choices like that prevent repeats.

Finishing touches that make a durable difference

Once the structure is right, finishes should protect as well as please. On exterior trim replacements, prime all sides before installation. On interior patches, use a high-quality primer and seal any exposed wood in hidden cavities with a borate-friendly product if local rules allow. Where drywall was cut, keep the bottom edge off the floor by half an inch and use baseboards to bridge the gap. That prevents wicking if a minor spill or mop water hits the baseboards. Where you added new sill or plates, record the location and date. Termite repair services that document details help the next person who opens the wall.

And do not forget small air gaps. Where utility lines enter, use appropriate sleeves and sealants. Foam for big holes, fire-rated termite exterminator sealants where required, and proper escutcheons inside. Termites love a tidy tunnel. Make it harder for them.

When to DIY and when to bring in help

A confident DIYer can handle termite drywall repair, trim, and small patches of non-structural termite wood repair. Once you cross into shoring loads, reframing sections, or addressing beams and sills, call a pro. If you are searching “termite repair near me” or “local termite damage repair,” look for contractors who can talk in specifics about sistering lengths, hanger sizes, moisture targets, and borate strategies, not just “we will make it look good.” Ask to see photos of past repairs. For serious structural termite repair near me searches, filter for contractors who work with engineers and do permit-ready plans.

The result you want

The aim is not just to repair termite damage to a house, but to deliver a quieter floor, straighter walls, and a home that resists pests going forward. Termite damage restoration done well feels uneventful. Doors swing without rubbing, floors stop creaking around the dishwasher, and baseboards sit tight against the wall. Underneath, the framing is clean, dry, and treated where it should be. The soil slopes away from the foundation, the vents breathe, and any past entry paths are sealed.

I have come to appreciate that a good termite repair is part detective work, part carpentry, and part housekeeping. If you take each step seriously, from inspection through finish, the house forgives the insects and moves on.