Termites are quiet workers. By the time you notice soft baseboards or a sagging floor, they may have been tunneling for years. Repairing the wood they chew through ranges from a simple patch to a full structural rebuild, and the price range follows that same spread. This guide breaks down how pros build estimates, what typical line items cost, and how to make smart choices that protect your house without spending more than you need.

First, separate treatment from repair

Most homeowners call a pest company first, and that is the right move. Active termites must be eliminated before repairs begin, or you risk fixing the same area twice. Termite treatment and termite damage repair are two different scopes, usually with different contractors.

- Liquid barrier or foam spot treatments often run 500 to 2,000 dollars for a typical house.
- Bait systems with monitoring can cost 800 to 3,000 dollars in the first year, then a smaller ongoing fee.
- Borate applications to exposed framing during repair are a smart add-on but do not replace a full treatment if an active colony exists.

Termite repair services pick up after treatment. Some pest firms coordinate with builders, but more often you will hire a carpenter or general contractor for termite wood repair and termite structural repair.

What really drives the price

I have opened walls where termites grazed the paper on drywall and stopped, and others where they hollowed sill plates for 40 feet and left floor joists hanging. The cost swings with scope, not the species. Here is what changes the number on your estimate.

- Access and working conditions. Crawlspaces slow everything down. Tight clearance can add half a day just to stage tools, and you may see line items for low-clearance labor or belly crawling rates. Expect 300 to 1,000 dollars of additional labor on many crawl jobs, more if shoring is tricky.
- Load bearing vs non-structural. Replacing a chewed baseboard is a small finish job. Replacing a beam means shoring, jacks, and possibly an engineer. Temporary shoring alone can run 500 to 2,000 dollars depending on spans and loads.
- Linear feet or square footage. Many repairs price by the foot or square foot because that matches how materials get cut and installed.
- Matching finishes. Termite wall repair might be cheap for framing, then jump in price when you add plaster matching, specialty textures, tile, or custom millwork.
- Local labor rates and permitting. Work in high-cost metros can run 20 to 50 percent more than smaller markets. Structural termite repair near me in a coastal city is rarely the same price as a small inland town.

How inspections and scope get built

A good contractor starts with a moisture meter, awl, and a healthy dose of skepticism. Termites follow moisture and food. If one area is active, adjacent members get probed and drilled. You want an estimate that shows quantities, not just a lump sum. Look for linear feet of sill plate, number of studs, count of joists to be sistered, and square footage of subfloor. If loads move, an engineer may be brought in to size replacements, specify LVL or steel, and define a shoring plan.

Expect to pay 150 to 350 dollars for a dedicated repair assessment. If stamped engineering is needed because you are replacing beams, moving bearing points, or securing permits, budget 400 to 1,500 dollars for calculations and a stamped sketch. Complex spans or steel can push the engineering fee higher.

Typical cost ranges by component

Numbers below assume moderate access and average labor rates. Crawlspaces or finished basements, high ceilings, and historic finishes add complexity and cost.

Termite sill plate repair

The sill plate is the first wood on top of your foundation, and subterranean termites love it. Replacement usually involves jacking the structure slightly off the plate, cutting out segments, and sliding in new pressure-treated lumber with sill sealer and anchors.

- Ballpark: 45 to 80 dollars per linear foot for straightforward conditions, including new anchors and gasket.
- Add 500 to 1,500 dollars for shoring and jacks across a typical wall run.
- Long continuous runs, stone foundations, or rim joist replacement at the same time can push the total into the several thousands.

Anecdote from the field: on a 1920s bungalow we replaced 28 feet of sill and two rim joists. The repair was 3,900 dollars for labor and materials, plus 250 dollars for permit and inspection. The pest company’s prior treatment cost the owner 1,100 dollars. All in, just over 5,200 dollars to stabilize that side of the house.

Termite floor joist repair

Termite floor joist repair is often done by sistering, which means fastening a new joist alongside the damaged one, from bearing to bearing, to restore capacity. Full replacement is needed when damage extends to the ends or bearing points.

- Sistering: 250 to 750 dollars per joist, depending on length, access, and hardware.
- Full replacement: 600 to 1,200 dollars per joist when hangers, bearing pockets, and subfloor detachment are involved.
- LVL or engineered sister members add 100 to 250 dollars per joist for the material upgrade.

Termite beam repair

Main beams or girders carry heavy loads. If termites have notched or honeycombed them, the solution might be a flitch plate, LVL reinforcement, or full replacement.

- Reinforcement with LVL or steel plates: 1,200 to 3,500 dollars for a typical pier-to-pier span.
- Full beam replacement: 2,000 to 8,000 dollars or more, driven by span, number of supports, and shoring plan.
- New posts and footings, if existing supports are compromised, add 300 to 900 dollars per post and footing.

Termite subfloor repair

Subfloor damage shows up as springy floors or tile grout lines cracking. Repairs require removing finished flooring, cutting out rotten or tunneled panels, and installing new plywood or OSB.

- 8 to 14 dollars per square foot for subfloor removal and replacement.

- Add 3 to 10 dollars per square foot to reinstall finish flooring, depending on whether it is carpet, vinyl plank, hardwood, or tile.
- Tile areas, especially with old mortar beds, can significantly increase demolition time.

Termite wall repair and framing

When termites run up mud tubes into walls, they attack studs, bottom plates, and sometimes headers and cripples around windows.

- Plate and stud replacement in a standard wall bay: 200 to 600 dollars per affected stud area, inclusive of a new treated bottom plate segment.
- Full wall sections with headers or shear elements: 1,500 to 4,000 dollars depending on openings and bracing requirements.
- If the home has shear walls or seismic bracing, an engineer should specify nailing patterns and hold-downs. Expect added hardware and inspection time.

Termite attic wood repair

Drywood termites are more common in attics in some regions. Roof framing repairs range from blocking and sistering rafters to replacing ridge boards.

- Rafter sistering or scabbing: 300 to 900 dollars per rafter, higher if roof sheathing must be removed for access.
- Ridge board reinforcement: 1,000 to 3,000 dollars depending on length and roof pitch.
- Attic work often runs slower due to heat and tight angles, which pushes labor higher than wall work.

Termite drywall repair after termite treatment

Once the structure is solid, drywall gets patched. Termite trails often show as paint bubbling or small pinholes. Patches can be surgical, but texture matching matters.

- Small patches and texture feathering in a room: 200 to 500 dollars.
- Larger sections or multiple rooms: 1.50 to 3.50 dollars per square foot of wall area, including tape, mud, sanding, and prime.
- Painting to match whole-wall color changes adds 1.50 to 3 dollars per square foot of wall area, plus color matching time.

Finish carpentry and trim

Baseboards, casings, and built-ins may need partial or full replacement. Prefinished or custom profiles add cost.

- Stock MDF or pine baseboard: 6 to 10 dollars per linear foot installed and painted.
- Hardwood or custom milled profiles: 12 to 25 dollars per foot installed and finished.

Repair methods and how they affect price

Different techniques can solve the same problem, but they do not carry the same cost or long-term performance. Here is a quick comparison that I use when walking a homeowner through options.

- Sistering vs replacement: Sistering joists or rafters is faster and cheaper when the ends and bearings are intact. Replace the member if damage is near supports or exceeds roughly one third of the cross section along the span.
- Epoxy consolidation: Structural epoxy can harden and bond partially deteriorated wood, useful for localized beam pockets or decorative elements. Labor is meticulous, so it is not always cheaper than carpentry, but it reduces demolition in tight or historic spots.
- LVL add-ons: Laminated veneer lumber bolted to a damaged beam restores stiffness and strength with limited demolition. It shines where bearing pockets or walls make removal impractical.
- Spot framing vs full bay rebuild: If only one stud is chewed and the plate is solid, a single replacement is fine. If multiple studs in a bay or adjacent bays show damage, rebuilding the bay returns shear capacity and can be faster than piecemeal fixes.
- Pressure-treated upgrades and borates: Any new plates and sills near grade should be pressure-treated. Brushing or spraying borate on adjacent framing is inexpensive insurance when surfaces are exposed.

What a whole-job budget can look like

Estimates make sense when you see them as a bundle of small tasks. Here are realistic bundles I have seen, with rounded totals. These do not include termite treatment, which should be addressed first.

- Small, localized repair. Replace one wall stud and a 4 foot section of bottom plate, patch 6 square feet of drywall, repaint the wall, and spot treat adjacent framing with borate. Expect 650 to 1,200 dollars.
- Crawlspace sill and joists. Replace 16 linear feet of sill plate, sister four joists, install two new pier posts, and insulate the rim. With shoring and a low crawl, expect 4,500 to 7,500 dollars.
- Kitchen floor rebuild. Remove tile, replace 120 square feet of subfloor, sister six joists, retile with new underlayment, and repaint baseboards. Expect 8,000 to 14,000 dollars depending on finishes.
- Beam reinforcement. Shore a center beam, bolt on LVLs across two spans, add one new footing and post, and reinstall a finished ceiling section. Expect 5,000 to 10,000 dollars.
- Multiple areas in an older home. Sill plate replacement around a corner, several studs and headers, subfloor patches in two rooms, and drywall across three rooms. Expect 12,000 to 25,000 dollars. Add engineering if headers change, and permits almost certainly apply.

Permits, engineering, and inspections

Anything that moves or supports a load usually needs a permit. Local rules vary, but cities often require permits for sill replacements, new beams, new posts and footings, or changes to headers and shear walls. Permit fees range from 100 to 600 dollars for residential structural work in many jurisdictions, plus inspection appointments. If shear elements are involved, plans or at least a stamped letter from an engineer speeds approval and avoids red tags.

One practical tip: photograph everything after demolition and again after framing, with a tape measure in the frame. Inspectors and future buyers appreciate the documentation.



Hidden costs that show up late

Contractors who work on termite damage restoration keep a contingency mindset, because opening walls often reveals surprises. Budget an additional 10 to 20 percent on top of the estimate for unknowns. Common add-ons include:

- Extra shoring time when the structure settles as weight is transferred.
- Additional framing affected by hidden moisture migration.
- Electrical or plumbing reroutes when wires or pipes run through members being replaced.
- Debris disposal, which can add 300 to 600 dollars for a small dumpster.

DIY or hire it out

Homeowners with carpentry skills can handle cosmetic tasks and small patches. **termite exterminator** Pulling and replacing a single stud, then patching drywall, is doable if you can keep the load supported and maintain proper nailing. The moment you are propping up a ceiling, swapping a header, jacking a wall, or dealing with a bouncy floor, call a pro. Tools like house jacks, load calculations, and shoring trees are cheap only in the hands of someone who knows when to stop.

For cosmetic work, buying or renting a dust extractor and a good oscillating tool saves time and cleanup. For structural termite repair, I always recommend at least a consult with a seasoned carpenter or structural engineer.

How pros build estimates you can trust

The best way to compare termite damage repair near me is to ask for scope clarity, not just a lower number. When I estimate local termite damage repair, I break the work into zones and describe methods. You want to see how many joists get sistered and to what length, whether the sill plate will be fully replaced or patched in segments, and what hardware will be used. Watch for allowances on finishes, since tile or custom plaster can swing the total.

Here is a short, practical checklist to use when reviewing bids and meeting contractors:

- Ask how they will shore loads and where the shoring will bear.
- Confirm whether members will be sistered or fully replaced, and over what span.

- Request materials by grade and type, such as pressure-treated sill, LVL sizes, and hanger models.
- Verify that termite treatment is complete and whether borate will be applied to exposed framing.
- Clarify who handles permits, inspections, debris, and finish repairs like paint and flooring.

If you search for termite repair near me and end up with three bids, you will often see one that is suspiciously low. Usually it is light on shoring, hardware, or finish restoration. The middle bid that spells out methods and steps tends to be the safest choice.

Moisture control and prevention after repair

Termites chase moisture as much as wood. After repairs, spend a portion of the budget on keeping the area dry and unwelcoming to pests.

- Crawlspace improvements. Add a 6 mil or thicker vapor barrier with sealed seams, fix drainage, and consider a dehumidifier in humid regions. Expect 1,000 to 3,500 dollars for a typical crawlspace package, more with grading or sumps.
- Exterior grading and gutters. Make sure water flows away from the foundation. Downspout extensions and regraded soil are small costs that protect the sill you just replaced.
- Borate pretreatment on new framing. Brushed or sprayed borate solution on exposed wood during termite framing repair is an inexpensive step that discourages future infestations.
- Ongoing inspections. Reputable pest companies offer annual or quarterly checks. Budget 100 to 300 dollars per year for monitoring if you have a history of activity.

Edge cases and judgment calls

Not every chewed piece of wood needs to be replaced. If a 2x10 joist is 10 percent hollow in the center of the span but the fibers at the top and bottom are intact and dense, one could argue for epoxy consolidation or a short sister only where the damage exists. If the same damage sits near a bearing, do not gamble. Replace from bearing to bearing, or sister **emergency termite exterminator near me** a full-length member with proper end bearing.

Historic houses add complexity. Matching plaster and lime finishes takes a patient hand and more labor. Epoxy repairs paired with discreet LVL scabs can preserve original material better than wholesale replacement. Expect higher costs and plan more time for inspections.

Townhomes and condos bring HOA requirements and often stricter permits. If the damage touches party walls or shared beams, you may need stamped drawings. Factor coordination time into your timeline.

Timelines and living through repairs

Small termite wall repair jobs finish in a day or two, plus paint drying. Sill plate replacement along one wall may take three to five days with shoring and finish work. Beam reinforcement can take a week including engineering review and inspections. A multi-area restoration spread around a house often runs two to four weeks, especially if bathrooms or kitchens are involved. Plan for noise, dust, and occasional utility shutoffs. It helps to stage furniture and set up zip walls if you plan to live through it.

Making smart material choices

- Pressure-treated lumber near grade and concrete is standard for sills and plates. In dry interior spaces, kiln-dried lumber is better for stability.
- Fasteners and hangers should be compatible with treated lumber to avoid corrosion. Simpson ZMAX or stainless hardware where moisture lingers is money well spent.
- Plywood outperforms OSB when future moisture is a risk, such as near exterior doors or bathrooms. In dry interiors, OSB is fine and slightly cheaper.
- Use construction adhesive with fasteners on sistering work to spread load and reduce squeaks.

How to find the right help

Searching for a termite damage contractor near me returns a mix of pest companies, handymen, and remodelers. For termite structural repair near me, target a licensed general contractor or framing carpenter with structural experience. Ask for photos of similar repairs, not just kitchens and decks. Two references who had sill plate or beam work done are worth more than ten bathroom remodels.

If you need multiple trades, a GC will coordinate. For straightforward wood repair, a wood repair contractor termite damage near me can be faster and cheaper, as long as they understand shoring and load paths and know when to call an engineer.

Ways to save without cutting corners

Homeowners can lower costs by handling selection and some finish work. Removing furniture and protecting adjacent rooms before the crew arrives saves time. If you are comfortable with painting, take a credit to do that yourself after drywall is done. Avoid partial fixes that skip shoring or use short sisters that do not reach bearings, because those are the savings that come back to bite.

Buying heavy engineered lumber yourself rarely saves money, since contractors get better pricing and know exactly what size shows up on time. Do price shop pest treatment, as those contracts vary widely and influence long-term peace of mind.

A quick word on warranties

Pest companies often warranty treatment, not the wood. Contractors usually warranty workmanship for a year, sometimes longer, but they cannot guarantee against future infestations. Keep paperwork from termite treatment and repair together. If you sell the house, it proves you addressed the issue correctly.

Putting it all together

Repairing termite damage blends detective work, carpentry, and common sense. Scope drives cost. A few chewed studs and drywall patches land in the hundreds. Sill plates, joists, and beams climb into the thousands, and whole-house restorations can stretch beyond twenty thousand when finishes and access complicate the job. If you prioritize elimination of the colony, sound structural methods, and moisture control, you can restore the house once and get back to living in it.

If you are just starting, line up treatment, then collect two or three detailed bids for the repair scope. With a clear plan and the right crew, termite wood repair becomes a contained project rather than a lingering fear.