Termites do their best work in silence. By the time most homeowners notice soft spots in flooring or ripples in paint, a colony has already been feeding for months, sometimes years. Fixing the problem takes more than spraying and hoping. You need a clear scope, the right specialist, and a realistic idea of what it will cost to repair termite damage to a house without inviting new problems.

I have walked dozens of crawlspaces where a sill plate crumbled between my fingers, and I have also opened walls that looked frightening but only needed localized termite wood repair. That experience colors the advice below. Your goal is simple: confirm the extent of damage, stabilize any structural risks quickly, and hire a contractor who treats your home like a system, not just a stack of boards.

What “termite damage” really means in construction terms

Termites do not eat houses evenly. They follow moisture and warmth, and they love soft, easy paths such as paper backing on drywall, subfloor edges, and end grain at sill plates. In practice, the most common repairs land in a few categories that your contractor should be fluent in:

- Termite wall repair: opening and repairing stud bays, plates, and sheathing, then restoring drywall and finishes. Good contractors factor in electrical and plumbing penetrations.
- Termite floor joist repair: sistering or replacing joists, shoring loads during work, and tying into bearing walls or girders correctly.
- Termite sill plate repair: lifting the structure in tiny increments, safely swapping plates over the foundation, and installing proper moisture breaks and anchoring.
- Termite beam repair: evaluating girders and built-up beams, sometimes supplementing with steel or engineered lumber if spans or loads changed over time.
- Termite subfloor repair: cutting back to solid material, replacing with matching thickness and grade, and addressing source moisture.
- Termite attic wood repair: rafters, collar ties, and ridge boards rarely fail outright, but tunneling near roof leaks can lead to sagging or cracked ceiling lines.
- Termite framing repair: this is the catch-all for studs, headers, and blocking throughout the home.
- Termite drywall repair after termite treatment: treatment kills the colony; it does not fix the paper or gypsum termites shredded on the way to the studs. Expect patching, skim coating, and paint.

If you see a company marketing termite damage restoration, ask what is included. Restoration should imply not only structural termite repair, but also finish work, moisture correction, and cleanup.

Start with a proper diagnosis

You cannot price a mystery. Before you search for termite repair near me or call the first wood repair contractor for termite damage near me, get the condition documented. A licensed pest control operator should provide a wood destroying organism report after treatment. Keep that report and any moisture readings. If there is visible structural sag or binding doors, bring in a structural engineer for an hour or two. Spending a few hundred dollars for stamped recommendations will often save thousands by right-sizing the repair.

Good termite repair services use that documentation to write a scope you can understand. It should describe which members are being sistered versus replaced, how loads will be supported during work, and how the repair ties into existing framing. When the plan is vague, change orders multiply.

A homeowner’s quick vetting checklist

Use this short list before you hire a termite damage contractor near me. Five minutes of prework weeds out most bad fits.



1. Licensing and insurance: ask for a license number and a current certificate of insurance with your name and address listed.
2. Structural experience: look for photos or references from termite floor joist repair, sill plate swaps, and beam work, not just cosmetic carpentry.
3. Moisture plan: require a written note on how they will address the moisture or soil contact that fed the termites in the first place.
4. Permits and inspections: confirm whether local termite damage repair needs a permit in your jurisdiction and who will schedule inspections.
5. Warranty details: structural work should include a material and workmanship warranty, separate from the pest company’s treatment warranty.

What a real estimate should include

A one-line “termite wood repair” price is a red flag. Detailed proposals break down labor, materials, and methods. Expect to see line items such as:

- Temporary shoring plan and jack locations.
- Linear feet or count of members to be sistered or replaced, with sizes and species. Example: sister 18 LF of 2x10 SPF joists with full bearing.
- Fastening schedule. Example: structural screws at 4 inches on center staggered, construction adhesive at the interface.
- Moisture mitigation. Example: install 6-mil poly vapor barrier on crawlspace soil, add two vents, insulate rim joist with closed cell foam.
- Finish restoration. Example: replace 40 square feet of subfloor, install new underlayment, reattach existing LVP, patch and paint 64 square feet of drywall.

Extras like debris disposal, termite wall repair repainting, and site protection should have clear allowances. If permits are required, the estimate needs time and fees accounted for.

Typical costs, with real-world ranges

Prices vary by region, access, material, and scope. Labor rates in the Southeast differ from the West Coast. Crawlspaces in older homes can be brutal to navigate, which raises labor time. The numbers below reflect what I have repeatedly seen homeowners pay in single family houses, not luxury rebuilds.

| Repair type | Typical scope | Cost range | | --- | --- | --- | | Termite sill plate repair | Jacking small sections, replacing 8 to 24 linear feet, new anchors and sill sealer | 1,500 to 6,000 dollars | | Termite floor joist repair | Sister 2 to 6 joists, 10 to 16 feet long, add solid blocking | 1,200 to 5,000 dollars | | Termite beam repair | Replace or reinforce 6 to 16 feet of girder, add posts and footings | 3,500 to 12,000 dollars | | Termite subfloor repair | Replace 50 to 150 square feet, fix source moisture | 800 to 3,500 **termite exterminator** dollars | | Termite wall repair | Open, repair 2 to 6 studs and bottom plate, re-insulate, drywall, paint | 1,000 to 4,500 dollars | | Termite attic wood repair | Sister rafters, swap purlins or collar ties, improve ventilation | 1,200 to 6,000 dollars | | Termite framing repair package | Multiple areas in one visit, includes shoring and finishes | 6,000 to 25,000 dollars | | Termite drywall repair after termite treatment | Patch, skim, prime, full room repaint if needed | 400 to 2,000 dollars per room |

Emergency shoring for a sagging beam can add 500 to 2,000 dollars in setup cost. Engineering stamps typically run 300 to 1,200 dollars. Crawlspace encapsulation with a dehumidifier, when moisture is chronic, ranges from 3,000 to 12,000 dollars and is worth every penny if it prevents a second round of structural termite repair near me three years later.

Why some projects get expensive, fast

Three issues inflate budgets more than anything else.

First, hidden damage. Termites follow framing paths, so a soft sill plate often pairs with chewed ends of adjoining joists. Once the plate is out, your contractor may discover joists that looked fine from the crawlspace but lost strength at the bearing. A good estimate anticipates this with unit prices for additional members.

Second, access. Tight crawlspaces under 18 inches tall, ductwork blocking bays, or slab-on-grade walls with brick veneer make simple tasks slow. Opening and rebricking a veneer to change a compromised bottom plate costs real time and money.

Third, code and load upgrades. Replacing a beam sometimes reveals the old one was undersized by modern standards or carried a kitchen remodel that added weight. The replacement needs to meet current loads, which often means LVLs or steel and proper footings beneath posts.

How the repair process should unfold

The best projects feel boring because they are methodical.

After the pest treatment clears active termites, your contractor will set temporary shoring. The sequence matters. Loads are transferred gradually with screw jacks and cribbing to avoid cracking finishes. For termite sill plate repair, the house is lifted in small bites, often an eighth of an inch at a time across several points, so the plate slides out without stressing the wall above.

On joists, sistering is stronger when the new member bears on the same supports at both ends. If bearing is impossible due to obstacles, you want a full-length sister with clear engineering guidance and a robust fastening schedule. For beams, many crews build a replacement in place by stacking LVLs, nailing and gluing them into a unit, then dropping jacks slowly while checking for level.

When work touches the building envelope, the crew should add a capillary break between wood and concrete, flash any penetrations, and make sure termite shields or metal flashing at the top of the foundation are intact. Sloppy moisture details are how a pretty repair becomes tomorrow’s problem.

Finish work follows structure. Termite wall repair leads into insulation, vapor retarder decisions, drywall, and paint. Termite subfloor repair requires integrating with existing flooring. If you have hardwood, plan for feathering and refinishing beyond the patched area. For vinyl plank or laminate, ask about matching SKUs and whether the locking pattern will allow a clean reinstallation.

Do you need a general contractor or a specialist

Many homeowners search for local termite damage repair and land on pest control companies. Pest pros treat the insects; most do not reframe structures. You may see bundled offerings, but in my experience, the strongest repair outcomes come from a carpenter or general contractor with a structural track record, sometimes partnered with the pest company and an engineer.

Choose a general contractor when the repair touches several trades, like a kitchen wall where plumbing and electrical share the cavity. Choose a framing or wood repair specialist for focused structural termite repair in a crawlspace or attic with light finish work. If masonry or stucco is involved, confirm experience with veneer removal and replacement.

Permits, inspections, and paperwork that protect you

Termite damage repair near me often requires a permit, particularly for sill plates, beams, major framing, or when a load-bearing wall is involved. Some jurisdictions exempt like-for-like repairs under a cost threshold, but inspectors still expect to see proper anchoring and connectors. When in doubt, call the local building department and ask about termite structural repair in residential remodels. Ten minutes on the phone can prevent headaches at resale.

Hold onto the pest company’s treatment certificate, the engineer’s letter if you have one, and the contractor’s invoice with line items. When you sell the house, these documents calm underwriters and buyers. Many states ask for a wood destroying organism disclosure. Having a clear paper trail reduces renegotiation risk.

Insurance and warranties

Homeowner policies rarely pay for termite damage unless you can tie it to a sudden covered event, which is uncommon. They also exclude gradual insect damage as a maintenance issue. That leaves you with two useful protections: the pest company’s retreatment warranty and the contractor’s workmanship warranty.

Read both. A retreatment warranty should state coverage length and whether it includes repair of new damage after treatment. Most do not, but some premium plans include a limited repair bond. A workmanship warranty should spell out the term, what triggers it, and what is excluded. For example, it should cover fastener failure on a sistered joist, but not new moisture damage from an unrelated leak.

Red flags I have learned to spot early

I have been called in to fix botched repairs that looked neat from five feet away but failed in six months. Watch for these patterns and you will avoid most of them.

1. No shoring plan, just banging members into place. Loads shift, drywall cracks, and doors go out of square.

2. Pressure-treated wood against concrete with no sill sealer. Moisture wicks up and feeds fungi even after termites are gone.
3. Nails only, no screws or adhesive on sisters. Longitudinal slip weakens composite action.
4. Ignoring moisture sources. Downspouts dumping at the foundation or a damp crawlspace will undo beautiful carpentry.
5. Painted-over tunnels with no opened cavities. If termites ate the paper on your drywall, check the plates and studs behind it.

Matching repair scope to the actual risk

Not every mud tube means a beam is at risk. I have had two similar calls play out very differently.

In one 1950s ranch, a hallway floor had a trampoline feel. We found active galleries in the sill plate and the ends of three 2x8 joists. The beam and the rest of the joists were solid. We treated, replaced 12 feet of plate, sistered three joists to full bearing, installed a vapor barrier on the soil, and added two vents. The whole job took two long days and cost just under 5,000 dollars. Four years later, that floor is still firm.

Another home had visible tunnels near a baseboard. The pest company treated and the owner called for termite wall repair. We opened the bay expecting a simple stud patch but discovered the bottom plate, two studs, and the rim joist were hollow, and the subfloor was delaminated for three feet. Crawlspace humidity sat at 85 percent in summer. The fix involved jacking, partial plate replacement, sistering the rim joist, cutting back subfloor, and installing a dehumidifier. The project ran 9,800 dollars, more than the owner hoped, but it prevented a slow structural slide and a rot problem.

The lesson, each time, is to follow the damage to a logical stopping point where wood is sound, moisture is controlled, and loads are supported as intended.

DIY vs hiring it out

Plenty of competent homeowners can handle termite drywall repair after termite treatment. Patching, skim coating, and repainting are rewarding DIY projects. Some can even tackle localized sistering if there is forgiving access, light loads, and clear guidance. But when work involves jacking, beam replacement, or termite sill plate repair, hire it out. The risk is not just a squeak or a wavy wall. It is the possibility that a small misstep redistributes weight and telegraphs cracks through your home.

A compromise that works well: pay a pro to do the structural core, then take over for insulation, drywall, and paint. You save labor where the stakes are lower.

Preventing the second round

After the dust settles, protect your investment. Shrink the moisture triangle.

- Grade soil to slope away from the foundation. As little as a half inch per foot for several feet can make a difference.
- Extend downspouts 6 to 10 feet from the house and keep gutters clean.
- Keep mulch and plantings a few inches off siding. Soil and wood should not kiss.
- In crawlspaces, consider a vapor barrier at minimum. In humid regions, encapsulation plus a dehumidifier is worth pricing.

- Schedule annual inspections. A 75 to 150 dollar checkup is cheap insurance.

Termite repair services that bundle prevention advice with carpentry are the ones I trust. They are thinking beyond the invoice.

Finding the right fit when you search “termite damage contractor near me”

Search engines will hand you a mix of pest firms, remodelers, and handymen. Start with three to five companies that mention structural work, crawlspace access, or sill plates in their project photos. Call and describe your situation plainly: where you saw activity, what the pest company reported, what symptoms you feel underfoot or see in walls.

Note how the office responds. If they can talk about termite beam repair or termite subfloor repair without fluff, that is a good sign. Ask if they will bring shoring, whether an engineer is needed, and how they handle permits in your municipality. Request two references from recent similar jobs. Most reputable outfits will text or email photos before and after, and a brief description of the scope.

Local termite damage Watsonville termite inspection company repair is still a relationship business. A company that answers questions, puts things in writing, and owns problems when they pop up is worth a modest premium. You are not buying the cheapest 2x10 on a truck. You are buying judgment, sequence, and a willingness to stand behind the work.

Final thoughts from the crawlspace

Termites are common, and so are solid outcomes. The pattern I see among homeowners who come out ahead is consistent. They do not panic or wait. They document, they hire for structural know-how, and they insist on moisture fixes alongside carpentry. Whether you need termite framing repair in a wall bay or a weekend of termite attic wood repair, the right contractor will make the process predictable and the result invisible. When the repair fades into the house and you stop thinking about it, that is success.