Selling a house with termite history is not a dead end. With a clear plan, smart sequencing, and the right documentation, you can protect your sale price and move a buyer from worried to confident. I have walked sellers through this in starter bungalows and in 5,000 square foot homes with complex framing, and the pattern is the same: verify the scope, stop the activity, repair what matters, and back it up on paper.

Why termites spook buyers, and why you can still win

Termites trigger two fears for a buyer. First, that the structure is compromised in places they cannot see. Second, that the problem will return. If you address those fears directly with licensed reports, targeted termite damage repair, and transferable warranties, the conversation changes. In multiple sales I have managed, well documented termite structural repair and a clean reinspection report recovered 90 to 100 percent of the price impact most agents initially predicted.

One more reason to act before listing: most lenders require a wood destroying organism (WDO) report in many regions. A clean, recent WDO inspection and evidence of professional termite repair services can smooth underwriting and shorten the escrow period.

Start with the facts, not assumptions

Termite activity varies by region. Subterranean termites are common in much of the country and travel through soil and mud tubes into sills, rim joists, and lower wall framing. Drywood termites are common in coastal and warm climates and colonize roof framing, fascia, window headers, and attic wood. The damage patterns look different. Subterranean damage often appears spongy along the grain with mud present. Drywood galleries look clean and sand-like frass may be visible.

I have seen sellers misjudge minor surface damage as catastrophic, then I have seen the opposite, a coat of paint hiding extensive sill plate failure. Either way, let a licensed inspector be the judge. A $125 to $300 WDO inspection can save thousands in guesswork. If you plan to ask for bids, get the report first and share the diagrams with any contractor providing termite wood repair or termite structural repair estimates.

The order of operations that keeps you out of trouble

Sequencing matters. Spraying after drywall is patched means cutting it back open. Replacing a sill plate before trenching soil for treatment risks recontamination. Here is the leanest order that works in real houses, not just on paper.

- Inspection and mapping of activity and damage by a licensed WDO inspector, with photos and diagrams.
- Treatment to stop activity, typically trench-and-treat or bait systems for subterranean, local or whole-structure for drywood.
- Permitting review for structural items. Pull permits where required, especially for sill, beam, or termite floor joist repair.
- Open-up and structural carpentry, followed by termite damage restoration of finishes.
- Reinspection and documentation packet for buyers and lenders, with any transferable warranty.

That is the first of our two lists. Keep the rest in prose so you do not look like you are handing over a checklist rather than a house.

Treatment choices and how they affect repairs

Termite repair starts with stopping the insects. Treatment is not one size fits all.

Subterranean termites. Expect trenching along the foundation, drilling at patios or slab edges, and application of a non-repellent termiticide, or installation of bait stations around the perimeter. If you have accessible crawlspaces, a skilled tech will dust or foam wall voids where tubes are found. Plan for 2 to 4 hours of work on a typical 1,800 square foot house, longer for complex foundations. Keep kids and pets out until products dry.

Drywood termites. Localized spot treatments work for small, well defined colonies, often combined with wood injection or heat in a specific area. For widespread attic or multiple-framing-member involvement, whole structure fumigation remains the gold standard. It is disruptive, typically 2 nights out of the house, but thorough. If you need termite attic wood repair, coordinate fumigation first so new wood is not colonized the day it goes in.

Ask for the treatment report in writing, with chemical names and concentrations, product labels, diagrams, and a warranty term. Many reputable firms offer 1 to 3 years, some with retreatment only, some with limited damage repair coverage. Buyers ask for this, and it is part of the value case when they consider your property against others.

When you can repair yourself and when to call a pro

DIY can handle cosmetic items like minor termite drywall repair after termite treatment or replacing a small area of baseboard. Structural items demand experience and sometimes an engineer.

I use a simple lens. If the member carries weight, expect to involve a contractor. That means termite sill plate repair, termite beam repair, termite floor joist repair, termite subfloor repair, and termite framing repair in load-

bearing walls. If it is non-structural wood like trim, door casings, window stops, or a non-bearing partition sill, a handy homeowner with time and the right tools can move quickly.

As a gut check, if your repair plan includes jacks, sistering long spans, installing LVLs, removing and resetting shear walls, or replacing ledger connections, hire a licensed contractor. Inspectors and appraisers are trained to look for proper nailing patterns, hangers, and treated lumber in contact with concrete. Miss those details and you will be doing it twice.

If you are searching for help, terms like termite repair near me, termite damage repair near me, or structural termite repair near me will surface firms that do this work often. Local experience matters. Someone who knows your jurisdiction's permitting rules, seismic or wind requirements, and the regional termite species will save you missteps.

How pros assess and prioritize repairs

A thorough contractor starts at the bottom. Subterranean termites love sills, rim joists, and the first few feet of studs. We probe with an awl and a flat screwdriver, then set a moisture meter to rule out rot. From there, we evaluate floor framing, then walls, then roof framing.

Sill plate replacement shows up more than any other structural item. You might see daylight between the foundation and the wall, or a wavy baseboard line. Termite sill plate repair involves temporary support of the wall with wall jacks or a strongback, cutting anchor bolts if needed, sliding out sections of the damaged plate, then installing new pressure treated plates with new anchors or epoxy-set bolts. Expect 4 to 8 linear feet replaced per day when access is decent.

Termite floor joist repair often comes down to sistering. We add a new joist of equal or greater size alongside the damaged one, spanning at least one bearing point beyond the compromised area. Where damage is near the end, we may shorten and hang the existing joist with a new hanger to the sistered member. Proper hanger selection and full nail schedules matter for appraisals.

Termite subfloor repair is usually a byproduct of joist work. If subflooring is punky, we cut back to the center of the next joist and add blocking so every sheet edge is supported. For tiled baths where drywood termites tunneled beneath, be prepared to retile the area. Trying to patch tile around a soft subfloor is a false economy.

Termite beam repair requires careful shoring and sometimes engineering. If a main beam has more than superficial damage, we often flitch plate or add a parallel LVL. Where loads are high or spans long, a structural engineer will spec connection hardware and bearing details. I do not advise guessing here. Buyers get nervous when they see a carved-up main beam with no calculations to back the approach.

Termite wall repair falls into two buckets. In non-structural walls, we replace damaged studs and plates and move on. In shear or braced walls, we must preserve or restore the nailing pattern and sheathing type that resists lateral loads. That can mean replacing entire wall segments and re-nailing plywood to code specs. Keep permit sign-offs. They carry weight.

Roof and attic work is often overlooked. Termite attic wood repair can involve rafter tails, lookouts, and fascia that have been compromised. Sistering rafters works, but watch for ventilation paths and soffit details. If you replace fascia, back prime cuts and use drip metal to keep water off the new wood. Drywood termites often start in exposed eaves.

Materials that make repairs last

Pressure treated lumber belongs anywhere wood meets concrete or masonry. In old houses, I still find original, untreated sill plates sitting on foundation walls. Replace with treated, use sill seal foam to break capillary action, and anchor properly.

Boron-based wood preservatives have a place in repairs, especially for drywood risk areas. After removing damaged wood, we sometimes treat adjacent members before closing walls. It helps deter re-colonization. Epoxy consolidants can rescue lightly damaged decorative elements or old-growth trim you want to save, but I limit their use on structural members. Wood replacements are often faster and more defensible.

For drywall and plaster, match what you had. If you have true plaster with wood lath in a 1920s house, buyers notice when a patch is thin drywall that drums when tapped. Sometimes we fur or add backer to create a level plane and avoid telegraphing seams. Termite drywall repair after termite treatment is not only about flat and paint-ready. It is about making the repair disappear in daylight.

Cost ranges that help you budget

Numbers shift with region and access, so think in ranges.

- Treatment: $400 to $1,500 for subterranean trench-and-treat on a typical home. Local drywood spot treatments may run $200 to $600 per area. Whole structure fumigation often lands between $1,500 and $3,500 for average size, higher for complex roofs.
- Sill plate sections: $80 to $140 per linear foot, including temporary support, demo, treated lumber, anchors, and hardware.
- Termite floor joist repair: $250 to $600 per joist when sistering, depending on length and obstructions like HVAC and plumbing.

- Termite beam repair: small flitch or LVL assist beams can be $1,200 to $3,500. Major beam replacement with engineering and jacking can run $5,000 to $12,000.
- Termite wall repair: replacing studs and lower plates in a non-bearing wall might be $600 to $1,500 for a small section. Shear wall segments with sheathing and nailing schedule can be $2,000 to $5,000.
- Drywall and paint: small open-up and patch with paint blending runs $350 to $900 per room. Larger areas scale from there.
- Attic fascia and rafter tail repairs: $25 to $60 per linear foot, more with scaffolding or complex profiles.

A real job often blends several of these. Create a line-item estimate rather than one lump sum. Buyers feel better when they see how the budget breaks down.

Documentation that turns a liability into an asset

I keep a binder, sometimes digital, sometimes physical. The front pocket holds the initial WDO report with photos. Then come treatment documents, warranty terms, and the dates. After that, permits, inspection cards, and any engineer letters. Next, the repair invoices that specify termite wood repair and termite structural repair materials and methods. Finally, the reinspection report from the pest company showing no active infestation.

During showings, you do not need to flaunt the binder, but when a buyer's agent asks, it moves you out of the uncertainty category. When you reach escrow, you are ready for disclosures. In many states you must disclose known termite damage and treatments. Hiding it invites post-sale headaches. Presented well, the history shows stewardship.

How much to repair before you list

Not every nibble requires a rebuild. Here is how I help sellers decide what to repair now and what to disclose with price consideration.

If the damage compromises structure, fix it. Appraisers, underwriters, and home inspectors escalate these items. Sill plates, beams, floor joists, subflooring under kitchens and baths, and main wall framing fall in this category. If the damage is cosmetic, like baseboards or door casings with minor channels, you can often replace those quickly while other trades are on site.

When the cost to repair is lower than the likely buyer credit demand, repair it. In my market, buyers ask for two to three times the cost of small repairs when they do not have time or contacts. A $1,500 fascia and soffit project becomes a $4,500 credit request. It is usually smarter to handle it pre-listing.

For large, disruptive items like whole-house fumigation or a major beam project you cannot finish before listing, price accordingly and present bids. I have secured strong offers when we showed two bids from reputable firms and offered to complete the work prior to close or credit an amount that matched the low bid. The key is transparency backed by professional numbers.

The open-up and close-up dance

You only want to open walls once. Coordinate trades. Pest control first, then carpentry, then low-voltage or electrical if lines must be rerouted around new framing, then insulation if required, then drywall, then paint and finish.

Watch for surprises. Older homes hide plumbing in odd places. A termite subfloor repair near a bathroom may reveal brittle cast iron or an untrapped tub drain. Build 10 to 20 percent contingency into both timeline and budget. Communicate that in your listings if work is underway, so buyers do not panic at the sight of a opened wall. A simple line in the agent remarks that termite damage restoration is in progress with completion date and licensed contractors named calms nerves.

The inspection day playbook

Buyers' inspectors will probe. That is their job. Do not fight it. Leave access http://birdman-inoue.com/2024/12/16/%e7%ac%ac11%e8%a9%b1%e3%80%8c%e3%81%bf%e3%81%aa%e3%81%a8%e3%81%bf%e3%82%89%e3%81%84%e6%95%a3-5030 clear to attics, crawlspaces, and any areas noted in the WDO report. Have your documents available. If the inspector asks about termite wall repair in a particular room, and you can show photos of the framing stage, nailing patterns, and new treated plates, the tone shifts.

Expect moisture readings to come up, especially near bathrooms and kitchens. Differentiate between moisture from a recent repair and chronic leaks. Fresh drywall mud or paint can read damp. Provide dates. If you treated for subterranean termites last month and it rained this week, the crawlspace will show humidity. That is normal. Calm explanations help.

Smart cosmetic choices that do not hide, but do reassure

Fresh paint is not a cover up when you have shown before photos and reports. It signals completion. Match textures carefully. A poor patch reads like a scar and invites questions. Replace full baseboard runs rather than splicing in five little pieces. If you pulled back carpet for termite subfloor repair, consider upgrading to a simple, durable flooring in the whole room rather than reinstalling patched carpet. Small decisions like that avoid the piecemeal look.



If you had termite drywall repair after termite treatment in a prominent wall, wash the surrounding walls or paint corner to corner so the sheen matches. Sharper buyers spot mismatched eggshell and satin instantly.

Working with the right team

Two types of providers matter here: the pest company and the carpenter or general contractor. Where damage is extensive, an engineer joins the table. I like pest firms that photo-document mud tubes, kick-out holes, and frass, then mark treatment holes. I like carpenters who bring the right hardware to the first visit. If someone shows up to perform termite beam repair without screw jacks, ample shoring lumber, and the hangers and bolts approved by your jurisdiction, keep looking.

When searching, “local termite damage repair” or “wood repair contractor termite damage near me” can surface smaller firms that do excellent work and are responsive. Check that they pull permits when required and that they work comfortably with pest companies on sequencing. If schedules stall, your listing timeline stalls with it.

Timing your listing

If you can, finish treatment and structural work before photos. Buyers scroll first, then read. Your photos should show clean lines, fresh baseboards where needed, and no temporary supports in view. If timing does not allow, be explicit in the listing: termite treatment completed on date X, termite framing repair and termite wall repair underway with contractor Y, expected completion date Z. Offer to update photos as work completes. Serious buyers will wait a week for a better, safer house.

What to say at the showing and what to keep in hand

A short, calm script helps. I stick to facts. The home had evidence of subterranean termites in the south wall and under the kitchen. We treated the entire perimeter and foamed the affected wall on a specific date. Licensed contractors replaced 12 linear feet of sill plate, sistered two joists, and replaced subfloor under the dishwasher. The work was permitted and signed off. We have a two year transferable warranty from ABC Pest. Then I hand over the binder if they want details.

Buyers and agents respond well to that level of clarity. You do not need to narrate the history of every nail. Just show that you own the issue and that credible people have resolved it.

A simple pre-sale checklist you can actually use

- Book a licensed WDO inspection with photos and diagrams.
- Complete appropriate treatment with a transferable warranty.
- Pull permits if structural work is needed, then finish repairs.
- Patch and paint so repairs are invisible in daylight, not just at night.
- Assemble a clean document packet for buyers and lenders.

That is the second and final list. Everything else belongs in conversation and contracts.

Edge cases and judgment calls

Slab-on-grade homes hide damage in walls. Without a crawlspace, termite floor joist repair is not a thing, but termite wall repair and termite sill plate repair at the bottom of the wall framing still are. We use wall scans and small exploratory cuts near baseboards to verify damage. If you live in a region with expansive soils, watch foundation movement when replacing plates. Shim correctly so doors and windows operate smoothly.

Historic houses raise preservation questions. If a 100-year-old beam has light drywood galleries but remains structurally sound, an engineer may approve localized epoxy and consolidated patches, paired with treatment. Buyers who value original fabric appreciate that approach. Even then, document engineering approval.

Condos add a twist. Termite treatment and termite damage restoration may involve the HOA. Clarify who pays for what and who chooses vendors. I have seen delays when buyers find out the HOA controls exterior wall repairs.

The payoff when you do it right

Well executed termite damage repair sets you apart. You are selling not just a house, but peace of mind. In a recent sale, a craftsman bungalow had active subterranean termites at the back porch and sill damage in a laundry wall. The sellers invested about $7,800 in treatment, sill plate sections, two sistered joists, and full paint in the affected rooms. We listed at the top of the comp range, provided the binder, and received three offers in the first week. The accepted offer was at asking, no termite-related credits requested. The buyers told us later the documentation and clean workmanship sold them.

That is the pattern. You cut off uncertainty, you prevent renegotiation, and you invite the best buyers to bid with confidence.

Final thoughts from the field

Repair termite damage to house before selling is not just a moral imperative. It is a market strategy. Tackle structural risks with licensed pros, choose finishes that erase scars rather than conceal problems, and tie it together with clear paperwork. If you are still scrolling “termite damage contractor near me” or “structural termite repair *termite exterminator* near me,” call two or three firms, share the same WDO report, and ask similar questions so bids compare apples to apples. In most markets, you can complete treatment and core repairs within two to four weeks. That timeline keeps your listing momentum intact.

If you decide to leave anything for the buyer, make that decision with eyes open. Price it, disclose it, and present solutions. Buyers can live with history. What they cannot live with is doubt.