Termites do their worst work quietly. By the time you notice a hollow-sounding baseboard or a buckling floor, the colony has already eaten through years of growth rings. I have walked into crawlspaces where the sill plate looked fine from the side, then crumbled like stale bread under a screwdriver. That is why certified wood repair contractors matter. The right crew sees past cosmetic damage, stabilizes the structure, and hands your home back stronger and safer than it was before the swarm.

This guide explains how certified pros approach termite wood repair, what techniques they use across framing types, how to judge bids, and how to line up termite repair services and pest control so the problem is fixed once, not twice. If you have been searching phrases like termite damage repair near me, structural termite repair near me, or wood repair contractor termite damage near me, you will find the decision points and trade-offs that actually affect cost, timeline, and results.

Why certification matters for termite structural repair

Termite damage looks like wood rot to the untrained eye, but it affects structural load paths in particular ways. Subterranean termites typically track up from soil contact and eat the soft springwood faster than the dense latewood, which leaves ribbed channels inside beams and joists. Drywood termites can pepper studs and rafter tails with galleries that you might only see once the paint blisters. A certified wood repair contractor is trained to read those patterns, to probe beyond the surface, and to replace or reinforce framing so that loads transfer cleanly from the roof to the foundation again.

Certification means different things by state and trade. A proper termite repair contractor should carry a general contractor license at the level required for structural work, plus training in shoring and temporary support. Some will also have specialty certifications in structural repairs or historic preservation. Pest control licensing is separate. Do not confuse a licensed pest operator with a company qualified to remove and replace structural members. You need both parts of the team, often working in sequence.

Over the years I have seen the difference that experience makes. On one bungalow, the homeowner hired a handyman to “patch” a chewed sill plate with offcuts of pine. The patch had nice new wood, but it stopped two feet short of a load bearing post. Within months the door stuck, the plaster cracked, and the floor sloped. A certified crew came back with a beam lift, installed a continuous pressure treated sill, added new anchor bolts, and sistered two joists. Doors swung freely the day we left.

How to tell if you need more than a cosmetic fix

Termites do not always announce themselves. You may find wings on a windowsill in spring or hear a faint rustle when you press your ear to a wall on a quiet day. Other times, sag is the first clue that structural fibers have snapped.

Here is a short field checklist you can use before you call for termite repair services:

- Floors that slope more than roughly 1 inch over 10 feet, or a noticeable soft spot along a traffic path
- Baseboards or trim that dent easily or sound hollow when tapped
- Cracks that climb from the corner of a door or window at a 45 degree angle, especially if doors stick seasonally
- A crawlspace sill plate that flakes under a screwdriver, with mud tubes or frass nearby
- A subfloor that crumbles at a toilet, tub, or kitchen sink where moisture and termites often team up

Cosmetics can mislead. I have removed “damaged” drywall only to find studs that were fine, just a plumbing leak. I have also pulled a perfect coat of paint and found termite galleries behind it like lace. When in doubt, ask for a licensed inspection. If the pest pro finds activity or recent galleries, plan a joint handoff between pest control and a local termite damage repair contractor. Treatment stops the insects. Certified carpenters and framers restore the structure.

The order of operations when repairing termite damage

Termite repair is not a single trade. Done right, it is a sequence that protects the crew and the building.

First, a licensed pest control operator inspects and treats. In many regions, subterranean termites call for a soil termiticide barrier or bait stations, while drywood termites may require localized injections or whole structure fumigation. The treatment approach affects timing. For example, fumigation usually means you cannot open the house for 24 to 72 hours, while soil treatments can proceed with people at home.

Second, the repair contractor performs a structural assessment. Expect to see moisture readings, probing with an awl, and sometimes a borescope to look inside beams. If the home has significant sag or a long span with compromised members, they may bring in a structural engineer for a letter and repair detail. On insurance claims or larger repairs, an engineer’s stamp can smooth permitting and resale later.



Third, the crew installs temporary shoring. This step separates certified pros from patchwork jobs. Adjustable screw jacks and cribbing take the weight of the loads while you remove damaged wood. Shoring is not about lifting the house several inches. It is about a controlled transfer of load so nothing pops or shifts while you work. On older plaster walls, I prefer to lift no more than 1/8 inch per day, then let the home relax.

Fourth, demolition proceeds beyond the obviously eaten wood. You chase back to sound, dense fibers. A good crew does not leave “questionable” timber buried under new work. If a member is borderline, we either replace it or design a reinforcement that bypasses it with a clear load path.

Fifth, carpenters install new framing and connectors. This might be a new sill plate with anchor bolts epoxied into the foundation, a pair of LVLs sistered to a chewed beam, or a joist replacement matched to existing depth. We use hangers, straps, and through-bolts sized per the loads, not nails alone.

Sixth, we wrap up with insulation, subfloor or drywall repair after termite treatment, and finish carpentry. It is common to Click for more info coordinate with a painter at the end if trim or baseboards were removed.

Repair techniques by component, from sill plate to attic

Every house tells a different story. Construction type, age, and termite species all matter. Here is how certified contractors typically approach the main assemblies.

Sill plate and rim joist The sill plate is the first wood member above the foundation, so subterranean termites often find it first. We remove sections in manageable lengths, usually 6 to 12 feet at a time, with shoring under the joists. Pressure treated lumber rated for ground-contact goes back, not untreated studs ripped to size. On older foundations without anchor bolts, we drill and set new epoxy anchors at the spacing required by code or the engineer. Rim joists can often be sistered from inside the crawl, but if rot or termite damage is extensive, we replace full sections to maintain a clean load path for floor joists and exterior walls. This is classic termite sill plate repair.

Floor joists and subfloor Termite floor joist repair depends on how much of the cross section is gone. If a joist has 20 percent loss along a short run, a sister joist that spans at least the center two thirds of the original length can carry the load. Sisters need proper bearing at each end and hangers or ledgers that match the existing system. If more than a third of the joist depth is missing over a long run, replacement is safer. Subfloor panels that crumble or delaminate near a bathroom or kitchen get cut back to the center of the nearest joist and replaced with new tongue and groove plywood of equal or greater thickness. Glue and ring-shank screws keep the floor quiet. This is where termite subfloor repair connects directly to the comfort you feel underfoot.

Beams and girders Termite beam repair often calls for engineered lumber. A chewed 4x8 can be replaced with a pair of LVLs, through-bolted with staggered spacing, bearing on new posts set on concrete footings. If a beam supports point loads from above, like a kitchen wall, it needs careful sizing so deflection stays low. In a crawlspace, we might add an intermediate pier to cut the span, which can save cost compared to oversizing the beam. Epoxy repairs have limited place here, typically as a supplement where the exterior shell remains but internal fibers are gone only at notches. For primary structure, solid new fibers are best.

Wall studs and plates Termite wall repair ranges from simple stud sisters to full bottom plate replacement. When bottom plates are gone, we cut nails at the base, raise the wall slightly with a wall jack, remove the plate, and insert pressure treated replacements, then add new anchor connections to the slab. For studs, a full-length sister that runs from the bottom plate to the top plate and ties into headers carries the load. If enough studs in a run are compromised, you gain more by opening the wall fully and reframing in sequence instead of trying to patch every other stud. This keeps drywall flat later.

Door and window framing Termites love the damp corners under leaky sills. Replacing a chewed jack stud without touching the king stud can work, but if the header bears heavily or the rot is deep, we rebuild the unit frame. Later, use proper pan flashing and back dams so the new wood does not see chronic moisture.

Attic and roof framing Termite attic wood repair often shows up at rafter tails where ventilation is poor. Sistering rafters is common. You run the sister past the damage and tie into the ridge or a collar tie. If a truss member is compromised, stop and bring in an engineer. Altering trusses without a stamped repair detail is a common, and expensive, mistake.

Drywall after treatment Homeowners ask about termite drywall repair after termite treatment because fumigation or injections do not fix the swiss cheese appearance inside walls. Once the framing is solid, drywall replacement is straightforward. Cut back to the center of studs, use setting compound for the first coat to lock cracks, and expect minor shrinkage over the first season as the house settles onto new framing. A painter can feather existing textures to hide patches.

Materials that hold up in termite country

Repairing termite damage is part carpentry, part chemistry. The lumber matters.

- Pressure treated lumber rated for ground-contact at sills, pony walls, and anywhere within 8 inches of grade outdoors or in damp crawlspaces. I specify UC4A or UC4B depending on exposure.
- Borate-treated lumber or site-applied borate treatments for framing that is not in soil contact but lies within known termite paths. Borates deter termites and decay fungi without the corrosion risks of some other treatments.
- Engineered lumber, such as LVLs and PSLs, where straight, strong members are required over longer spans. Termites can chew engineered lumber, but the density and glue lines often slow them, and we combine it with treated blocking where needed.
- Stainless or hot-dipped galvanized fasteners and connectors to resist the mildly corrosive environment that treated wood creates. Avoid electro-galvanized where it will be buried in framing for decades.

Epoxy consolidants and fillers have niche use for termite damage restoration, mainly where a historic detail must be saved and loads are small, like exterior trim, beam ends under porches, or decorative casings. For structure, new wood almost always gives better, verifiable performance.

What drives cost for termite wood repair

Homeowners want a straight answer on price. The honest one is a range. For light, localized termite repair near me jobs — say, two joist sisters and a few feet of subfloor — I have seen totals between 1,500 and 3,500 dollars depending on access and finish work. Replacing a run of sill plate on a single wall with anchor bolts and two rim joist patches might land between 4,000 and 9,000 dollars. A major termite structural repair with beam replacement, multiple walls opened, and engineer oversight can hit 15,000 to 40,000 dollars or more in larger markets.

The drivers are consistent:

- Access. Crawlspaces with 12 inches of clearance slow work dramatically compared to basements. Finished floors above complicate demolition and dust control.
- Span and load. Long spans and point loads need heavier members and more labor to install.
- Moisture correction. If gutters, grading, or plumbing leaks caused the damp conditions that fed termites, you either fix them now or risk a repeat. Drainage work adds cost but saves headaches.
- Finishes. Matching plaster and lath or historic millwork takes more time than basic drywall and paint.
- Permits and engineering. Some jurisdictions require permits for sill replacements and structural sistering. An engineer’s letter adds professional fees, but it can protect resale value and clarify the scope.

Ask for a written scope that names each element, such as termite sill plate repair, termite beam repair, and termite floor joist repair, with quantities and material specs. This keeps bids apples to apples.

Permitting, code, and older homes

Local rules vary. In many cities, any structural change requires a permit. Inspectors are used to seeing termite framing repair and usually focus on connections, proper treated materials at sills, and fastening schedules. If you live in a high-wind or seismic zone, strapping and nailing patterns matter more. It is entirely normal for a certified contractor to submit a simple plan sketch with notes and an engineer’s letter for more complex changes.

Historic districts add another layer. Exterior appearance is regulated, but structure behind the skin can be modernized quietly. I have replaced termite eaten balloon-framed studs with platform-style framing behind clapboards by temporarily removing siding in courses, then re-hanging it. In those projects, documentation is your friend. Photographs of hidden damage, copies of pest treatment records, and stamped repair details create a useful package for your files and any future buyer.

Coordinating pest control and carpentry

The relationship between your pest company and your wood repair contractor matters. Here is how to make it work.

Treatment should precede repair in most cases. You want to kill active colonies before sealing fresh wood inside walls. There are exceptions. If a beam is near failure and treatment will take days to schedule, a contractor may shore immediately to protect the structure, then wait on replacement until after treatment.

Share the pest report with the contractor. It highlights hot zones and species. Subterranean activity near a bath often means moisture to fix. Drywood activity in an attic might push you to inspect rafter tails more carefully.

Discuss borate follow-up. Some contractors offer borate sprays to exposed framing after demolition as an extra layer of protection. This is not a substitute for proper termiticide treatment, but it is a sensible belt-and-suspenders step in areas with chronic pressure.

Agree on monitoring. After repair, bait stations or annual inspections help you catch new activity early. A good local termite damage repair contractor knows the reputable operators in your area and can coordinate.

How to choose a certified termite damage contractor near me

People get overwhelmed by the search results for termite damage contractor near me. Websites look similar. Vans have clean logos. What separates a real structural pro from a patcher is not the slogan, it is the answers they give, the photos they show, and the way they stage the work.

Use this short set of questions when you interview companies:

- What license do you carry for structural work, and can I see proof of insurance and bonding?
- How will you shore the structure before removing damaged members, and what is your plan for controlled lifting if needed?
- Will a structural engineer review or stamp the repair where beams or major load paths are affected?
- What materials and connectors will you use for termite wood repair, including treatment level and fastener type?
- What warranty do you provide on workmanship, and how do you handle hidden damage discovered after opening walls?

Ask to see photos from two similar projects, not just the best hero shot on a brochure. You want to see the underside of a sill replacement, the bolting, the hangers, the blocking. A contractor who talks comfortably about termite framing repair, anchor bolt spacing, and bearing requirements is the one who will think through your house, not just the invoice.

DIY vs pro judgment calls

I respect capable DIYers. Swapping a small section of subfloor or sistering a non-load-bearing stud is within reach for many. Structural termite repair is a different animal. The moment you disturb a load path, your risk climbs. I have consulted on too many projects where a well-meaning homeowner cut a joist to remove damage, watched a wall dip, and realized they had no shoring plan. Pros bring jacks, cribbing, site-specific judgment, and insurance. If you want to contribute sweat, tackle the non-structural parts: move furniture, pull carpet, handle trim demo and reinstallation. Leave the structure to a crew that does this weekly.

After the repair: keeping termites and moisture at bay

You do not want to see me twice for the same reason. Once the structure is sound and the paint is dry, set a maintenance rhythm that cuts termite risk.

Deal with moisture first. Termites love damp wood. Keep soil and mulch at least 6 inches below siding and 8 inches below sill plates. Fix downspouts that dump water at corners. In crawlspaces, install a vapor barrier and maintain ventilation or a conditioned crawl, depending on your climate strategy.

Remove bridges. Do not stack firewood against the house. Keep deck framing isolated from the sill with proper flashing and stand-offs. Trim shrubs so you can see the foundation and inspect it easily.

Schedule inspections. An annual termite check, even if you see nothing, is cheap insurance in hot zones. If your area uses bait systems, ensure they are serviced. If you have had drywood issues, ask your pest pro about targeted treatments when new frass appears.

Keep records. Staple your pest report, repair invoice, photos, and any engineer letter in a folder. When you sell, buyers appreciate proof that the home had termite damage repair performed by a certified pro, not just a rumor left off the disclosure.

A note on timelines and living through the work

Most termite repair projects fit within 2 to 10 working days. Simple joist sisters and subfloor patches may start and finish inside a week. Beam replacements and long sill runs take longer, especially if you phase work to keep parts of the home usable. Fumigation or dry-out periods push schedules. Good crews keep dust down with zipper walls and negative air, but it is still carpentry. Expect noise, some vibration, and a few surprises once walls open. That is normal. You get the best result when you allow modest contingency time and budget for hidden conditions.

Local nuance matters, so hire close to home

The phrase local termite damage repair is not just marketing. Termite pressure, building codes, and typical framing styles change by county. In the Southeast, I see more subterranean pressure and sills near grade. In coastal California, drywood in rafter tails and stucco entries are common. In the Northeast, basements bring different access and moisture patterns. A contractor who works your zip code week in and week out knows where termites usually hide and which inspectors care about which details.

If you searched termite repair near me or structural termite repair near me because you need help now, start with a licensed inspection, then line up two or three bids from certified wood repair contractors who can show you real structural work. Look for clear scopes, steady communication, and a plan that marries pest treatment to carpentry. Pests do damage. Pros restore. With the right team, you will walk across level floors again, open sticky doors with two fingers, and stop thinking about what is happening inside your walls.

And if you catch the problem early, sometimes a morning's work and a couple of clean sisters solve it. The sooner you call, the simpler the fix.