The first time I saw a sill plate you could push a screwdriver through with two fingers, the homeowner thought he needed to rebuild half the house. He didn't. We treated the termites, cut out 14 feet of rot and galleries, sistered three joists, replaced the cripple studs beneath a window, and patched the stucco. He kept the kitchen remodel fund intact and slept better that night. That's the goal here. When you search for termite repair near me, you want a crew that knows where to open, how to repair only what's necessary, and when to bring in heavier reinforcements. You also want to avoid paying for drama.

This guide lays out how pros scope, price, and execute termite damage repair so you can keep control of cost and quality. You will come away with enough detail to compare bids fairly, push back on upsells, and still get first rate work.

Start with treatment, not tools

Any competent carpenter will tell you the same thing: do not repair active infestations. If you still see wings, frass that looks like coffee grounds or sand, mud tubes marching up the foundation, or fresh pinholes, call your pest control company first. Chemical treatment, bait systems, or localized injection must happen before termite wood repair. Repairing before treatment just gives the colony new clean lumber to chew.

In my projects, I like a simple sequence: verify the species, treat effectively, then repair. Subterranean termites call for soil treatments or bait stations and usually some moisture correction. Drywood termites respond to fumigation or localized injection. If treatment is localized, get a diagram from your pest pro showing where they drilled or injected. That map helps your repair crew target their openings and confirms you are not enclosing live pests.

Ask for the treatment warranty in writing. One to three years is common. Keep that with your repair invoice. If you ever sell the house, buyers and their inspectors will want both.

What drives cost more than anything

Clients often ask for a per square foot number. Termite structural repair does not price that way. Cost comes from access, severity, and what you are tying into. A 6 foot section of sill plate behind a heavy built-in can cost more than 16 feet of open wall in a garage simply because the crew spends a day unhooking and protecting finishes.

Expect these general ranges, keeping in mind that markets vary:

- Minor cosmetic patches after treatment, like termite drywall repair after termite treatment in small areas, usually runs 200 to 800 dollars.
- Termite wood repair to non-structural trim, fascia, and small sections of sheathing often falls in the 15 to 45 dollars per linear foot range when access is simple.
- Sistering a typical floor joist to address galleries can run 300 to 800 dollars per joist, more if plumbing or wiring weave through the bay.
- Termite sill plate repair with pressure treated replacements, new anchor connections, and shimming for level tends to land in a band of 50 to 120 dollars per linear foot when the framing is reasonably open.
- Termite beam repair, especially if you need temporary shoring and engineered members, can swing widely, from 1,500 to 8,000 dollars per span.
- When damage pushes into shear walls or load bearing corners, budget several thousand dollars for engineering and permits on top of carpentry. Full termite damage restoration with multiple scopes can land

anywhere from 5,000 to 25,000 dollars in older homes.

The hardest pill to swallow is always access. Open framing is fast. Finished spaces slow everything down, especially if matching historic plaster, specialty siding, or crown profiles. Good contractors protect finishes obsessively, but protection takes time and materials.

The cast of qualified pros and how to pick the right one

If you are searching for termite damage repair near me, you will see a spread of options. There are general contractors, structural carpenters, specialty outfits that advertise structural termite repair near me, and even pest control companies with in-house carpentry. The best fit depends on scope.

For straightforward termite wall repair with studs to replace, many wood repair contractor termite damage near me crews can handle it without bringing a GC. They know how to support a header, swap studs, rebuild a short shear panel with proper nailing, and hand off to a finisher.

For termite floor joist repair and termite subfloor repair, I look for carpenters comfortable with shoring and working around utilities. Crawlspaces test patience and craft. A team that keeps their material staged, pre-cuts sisters outside the crawl, and runs vapor barriers cleanly will finish in half the time of a crew that bounces back and forth.



When the damage touches main beams, multiple bearing points, brick ledgers, or hillside foundations, I bring in a small GC or structural specialist. For termite beam repair across large spans, temporary posts and cribbing keep your house safe while members come out. If a contractor hesitates to discuss shoring plans, that is a flag.

I also lean on engineers when repairs change load paths. Replacing a sill plate like for like under a simple wall rarely needs a stamp. Tying new hold-downs into a seismic retrofit or rebuilding a shear wall with new nailing schedules may. A few hundred to a couple thousand dollars for an engineer’s detail can prevent red tags and do-overs.

Local termite damage repair often benefits from someone who knows your city’s quirks. In one coastal town near me, inspectors require stainless or hot-dip galvanized connectors within a thousand feet of salt air. Inland, standard galvanized is fine. Permits are faster when a contractor knows which counter to stand at and which plan checker cares about which notes.

The places termites love, and how we fix them

Termites eat what we hide. The most common hits I see are where wood stays damp or touches soil, and where drywood termites ride in within furniture or old lumber.

At the base, termite sill plate repair happens when subterraneans chew the soft pine that sits on top of the foundation. The repair is simple in concept. You support the wall above with a simple jack and beam, cut out the damaged plate, treat or clean the area, then slide in pressure treated replacements. Good crews re-establish anchor bolts or install approved anchors if the originals are corroded or cut out. The craft shows up in the shimming to level the wall, resetting cripple studs, and tying sheathing back with correct nail spacing. In earthquake country, the nailing pattern is not decoration, it is structure.

Termite floor joist repair usually involves sistering. We bolt or screw a full length sister alongside the damaged joist, extending past the bad section by at least a couple feet and bearing on solid support. If the joist is too far gone near the end, a new hanger and a full replacement may be smarter. In tight crawls, I prefer structural screws, not nails, for less vibration and better control. If your subfloor is chewed up too, termite subfloor repair means cutting back to sound wood and stitching in panels with staggered seams. Subfloor thickness matters. A 5/8 inch panel in a house that really needs 3/4 inch will telegraph as spongy floors later.

Termite beam repair gets interesting. For smaller beams we can sister with LVLs or steel flitch plates, but each tie in needs an engineer’s detail if it supports significant load. For heavy beams, we build temporary walls to carry the load, extract the damaged section, set the new member, and restore the connections. You will hear the crew talk in quiet tones when they cut any bearing member. That is not fear, that is focus. This is where you want a team that measures twice and shims with purpose.

In the envelope, termite wall repair can be straightforward stud replacement to rebuild a flat plane. Sometimes the damage eats through the bottom of studs where they sit on the plate. Other times, especially with drywood termites, it climbs through the middle of a wall and leaves a honeycomb you only find when you open for a remodel. We trace it with a scratch awl, chase the galleries to sound wood, then rebuild. Termite framing repair can include headers, king studs, and cripple studs. It all depends on the path of the colony.

Up top, termite attic wood repair covers rafters, ridge boards, and purlins. Drywood termites love hot, dry attics. I have sistered 2x6 rafters with 2x8s to provide both strength and a flat nailing surface for new sheathing. In older houses, roof *termite exterminator* framing can be eccentric, and tying modern lumber into old growth members takes judgement. Pre-drill for screws to avoid splitting. Match species if you can. When we cannot, we size up and let the math win.

Cosmetics matter too. After termite treatment, drywall can be pocked with injection holes or soft around galleries. Termite drywall repair after termite treatment often involves tape and mud for small holes, or cutting out and replacing full panels where texture and paint need to match. Good finishers will float their patches wide, 18 to 24 inches, to hide transitions. If you have orange peel texture, test a swatch first. If you have smooth plaster, bring a finisher who owns a hawk and trowel, not just a banjo and a sander.

Where homeowners accidentally overpay

Urgency is where money leaks out. If you discover damage on a Thursday, it is tempting to book the first termite repair services that can start Friday. That crew might be fine, but a better tactic is to treat immediately, then collect two or three repair bids over a few days. Termite damage contractor near me is a crowded search. Use that to your advantage.

You also see overspend when a contractor replaces everything they touch. Full replacement has a place, especially for severe termite damage restoration, but a skilled carpenter knows how to leave sound wood in place and rebuild only where necessary. Sistering is not a Band-Aid. It is a recognized structural fix when executed

correctly. I would rather see a fully fastened sister past a damaged zone than a patchwork of short scabs that look busy and add little strength.

Be wary of repair quotes bundled inside treatment proposals. Some pest companies do excellent local termite damage repair, others sub it out with big markups. There is nothing wrong with one stop service, just ask for a separate line item or bid for the carpentry. That way you can compare it to independent prices.

Watch the change orders. Open wall repairs uncover surprises. That is part of the work. But you can limit surprises by agreeing on unit prices ahead of time. For example, if the bid includes 12 feet of sill plate, get a per linear foot add price for extras. If the bid includes three sistered joists, get a per joist price for more. You then have a predictable way to expand scope without inviting sticker shock.

A tight way to compare bids without missing the details

Here is a short checklist I use with clients to make sure all proposals describe the same job:

- Clear scope measured in linear feet, square feet, or count of members, with labeled locations
- Materials specified by species and grade, plus fastener type and connector brands
- Connection details noted, including hangers, bolts, and nailing patterns
- Finish level described, such as patch to paint ready or full paint to match
- Exclusions and unit prices for discovered extras spelled out

If a bid lacks these, ask for an addendum. No one likes paperwork, but this saves money by removing fog.

Permits, inspections, and when to bring an engineer

Not every termite structural repair needs a permit. Many cities allow like for like repair of limited linear footage without one. Once you touch hold-downs, add new anchors, rebuild shear panels, or swap beams, plan on a permit. Pulling one is not a headache if your contractor has a simple sketch and photos. A few jurisdictions also require a wood destroying insect clearance letter at sale or refinance. Your pest company handles that, but your repair contractor should photograph the work and label locations so the inspector is confident the structure is sound.

Engineers belong in the conversation when loads get tricky. Sistering a midspan joist is easy. Splicing a beam over a support is not. If your house sits in a seismic zone, nailing patterns and collector details matter. Spend the few hundred dollars to let a professional run the numbers and write a one-page sketch. Contractors appreciate a clear note that says use two 1/2 inch through bolts at 16 inches on center, not guesswork.

The smartest way to sequence the work

A lot of wasted money comes from doing steps out of order. Keep it simple with this sequence:

- Identify species and complete termite treatment, then get the warranty and map of treated areas
- Open only where treatment or probing shows compromised wood, then document with photos
- Execute structural repairs first, then close framing and move to finishes
- Address moisture, grading, and ventilation so you do not feed a new colony

Following this keeps you from paying to patch an area you might have left untouched.

Real numbers from the field

Three snapshots will help frame budgets.

A crawlspace sill, 18 feet of plate replaced on one side of a garage, with six short studs rebuilt and new anchor tie-ins. Simple access. The labor and materials run about 2,000 to 3,500 dollars depending on market and whether you need an inspection. Add 300 to 600 dollars to patch base plate to stucco or siding neatly.

A living room with a soft spot by the entry, 4 feet by 6 feet of termite subfloor repair, plus sistering two joists and reattaching the bottom plate. The work includes pulling and reinstalling baseboard, patching drywall at the bottom foot of the wall, and painting the lower walls. That package lands around 2,500 to 5,000 dollars, more if your flooring is exotic and needs specialty labor.

A two story corner with drywood galleries up through the king and jack studs, the header over a patio door, and fascia and rafter tails chewed along 20 feet. You are looking at engineered header replacement, temporary support, termite *affordable Vanguard inspections Watsonville* wall repair, fascia replacement, and repainting the elevation. Expect 8,000 to 18,000 dollars depending on design complexity and finish standards.

These are not quotes, just honest frames of reference. Always confirm with site visits and written scopes.

Negotiation that keeps quality high

Contractors respect informed homeowners. They do not love haggling over every nail, but they do respond to clarity and flexible scheduling. If you can, book during their shoulder seasons, often late winter or late summer in many regions. Offer to be flexible on start dates so they can slot your job between larger projects. Ask if buying finish materials yourself helps. For structural members and fasteners, let the contractor supply to control quality and warranty.

Some homeowners save money by handling demo, but be smart. Pulling drywall off a shear wall without re-nailing in the pattern later can weaken your house. Cutting random openings costs more to patch than a clean, intentional cut line. If you want to help, handle simple tasks like moving furniture, clearing crawlspace access, or removing non-structural trim after the contractor marks what is safe to remove.

Finally, ask about small efficiency moves. A contractor can often price better if they can stage tools and materials for a few days without daily teardown. If your garage can host a saw and a stack of lumber, say so.

Choosing materials and methods without paying for marketing

Pressure treated for plates, rot resistant species for exterior trims, and kiln dried framing for interior members are all standard. You will see marketing for exotic borate treated lumber and epoxies that claim to turn soft wood back into hardwood. Borates have a place, especially in contact zones, but watch prices. Epoxy consolidants are best for restoration work on historic trim, not structural members. For termite framing repair, replacement or sistering almost always beats soaking punky wood in resin.

Use hot-dip galvanized or stainless connectors near coastlines or anywhere moisture stays high. In dry interiors, standard galvanized is fine. For fasteners, structural screws have made life easier. They are strong, code listed, and avoid the hammer shock that can crack brittle plaster nearby. Nails still belong in shear walls where the pattern and ductility matter.

For finishes, match what you have. If your house has 5/4 fascia, do not settle for 3/4 inch because it is on the truck. If you have hand-troweled plaster, budget for a plasterer, not just a drywaller with a texture gun.

Working with inspectors and insurance

If the damage stems from a one-time leak or a covered event, insurance might kick in for some of the repair termite damage to house scope. Many policies exclude insect damage itself, but cover resulting damage from a sudden pipe break. Document thoroughly. Photos before and after treatment, photos during opening, and photos of each member you replace help you argue your case. Ask your contractor to label photos by location. “North wall, bay 3, sill plate” reads better than “photo 14.”

Inspectors mostly want to see that you restored structure correctly. Invite them in early if permits apply. A five minute chat can clarify what they expect at the rough inspection so you do not open and close twice. Have fastener boxes and connector cut sheets on site. Show respect for the process and most inspectors will show respect for your schedule.

Prevention that keeps you from doing this again

Termites are persistent because we build with what they love. After repairs, lean into prevention. Keep grade 6 inches below siding. Add splash blocks to downspouts. Extend gutters. In crawlspaces, a vapor barrier and adequate ventilation go a long way, as does fixing the leaky hose bib that keeps the wall wet. Keep firewood off the ground and away from the house. If you are in a high pressure area, keep the annual termite inspection on your calendar. A 100 to 200 dollar checkup beats a 10,000 dollar surprise.

I also like simple, visible cues. In one ranch I service, we glued small rulers to a couple of posts in the crawlspace near known damp zones. The homeowners snap a quick phone photo once a year and send it to me. If the staining rises on the ruler, I know we have a moisture issue brewing. That kind of low tech trick helps avoid future termite damage restoration.

What to ask on the first walkthrough

When you meet a prospective contractor, see if they speak in specifics. A good one will poke with a scratch awl, use a mirror to see back sides, and explain where they expect to open. If they mention sistering, ask how long the sisters run past the damage. If they plan termite sill plate repair, ask how they will re-establish anchorage. If the plan involves termite beam repair, ask how they will shore and sequence the cuts. Listen for trade language that shows time in the field, not just brochure talk.

Also ask about cleanup. Framing repairs create dust and splinters. A conscientious crew will isolate work zones with plastic, run a HEPA vac, and leave the crawlspace free of offcuts and nails. Good cleanup saves your HVAC filter and your shins.

Pulling it together without paying a premium

Hiring well for termite damage repair is mostly about slowing down just enough to make a plan, then moving quickly once the plan is clear. Treat first. Scope carefully. Compare apples to apples. Choose a team sized for the work. Keep engineers and inspectors in the loop when structure or code requires it. Spend money where it carries load, not where it just looks busy.

If your search starts with termite damage contractor near me or structural termite repair near me, you will see a lot of noise. Filter for pros who show you how they will repair, not just tell you they can. Look for bids that define lengths, materials, and connections, not hand waves and round numbers. Keep a short list of references you can call, ideally with similar repairs, like termite attic wood repair or termite wall repair.

Most of all, remember that houses handle honest, well executed repairs gracefully. Sistered joists, new plates, reinforced beams, patched drywall, and matched finishes are not signs of a wounded home. They are signs of stewardship. When you hire with a clear eye and steady hand, you get strong structure without emptying your wallet, and your next search for termite repair near me can wait many years.