Termites do not move fast, but they are relentless. By the time you notice a soft baseboard or a hollow sounding sill, the colony might have been chewing quietly for years. When I get a call about termite damage repair, the homeowner is usually worried about two things: whether the house is still safe, and how to keep the problem from coming back. Both are fixable with the right people and a clear plan.

This guide walks you through how to find and vet licensed contractors for termite repair services, what a proper scope of work looks like, and where the big decisions and costs typically sit. I will use plain job site language. You will see what goes into termite wood repair and structural restoration, where a general contractor should bring in a structural engineer, and which repairs are simple carpentry versus load bearing work that needs serious planning.

Start with safety, then plan the fix

If you set a foot on the floor and it gives, or a door frame goes out of square overnight, plan for temporary shoring before anything else. I once walked into a 1920s bungalow where mud tubes trailed up the foundation piers like vines. The sill plate was riddled, and a main beam had lost nearly half its section. The family stayed calm, we posted temporary jack posts, and within a day we had the structure safe enough for normal living. Repairs came after the termite treatment.

The best sequence is simple: confirm active termites with a licensed pest professional, treat to stop the insects, then bring in a licensed contractor to repair termite damage to the house. Tackle the root cause first, then rebuild. Coordinating the handoff matters. A good termite damage contractor will happily work from the pest company’s treatment map and propose a repair scope that respects what was treated and what still needs monitoring.

What “licensed” means and why it matters

Contractor licensing is state by state. In most states, structural termite repair falls under general contracting or a specific residential builder classification. That license means the company passed exams, carries insurance, and can legally pull permits for structural work. If a contractor shrugs off permitting or tells you their “handyman license” covers a new beam, find someone else.

Insurance is key. For termite structural repair near me, I require general liability and workers’ compensation proof naming the homeowner and property address. If a joist kicks out during replacement and takes a plumber through a ceiling, liability coverage keeps that from becoming your bill. Workers’ comp keeps an injury from becoming your problem.

Where to search and how to filter

Online searches work, but you need to read them like a contractor would. “Termite repair near me” and “termite damage repair near me” pull a mix of pest control companies and builders. You want a builder that shows actual carpentry and framing photos, not just before and after paint shots. Look for phrases like termite floor joist repair, termite sill plate repair, termite beam repair, and termite subfloor repair. The best local termite damage repair companies show crawlspace work, temporary shoring, and framing connectors in detail.

Neighborhood forums can be helpful, but ask follow ups. Did the contractor pull a permit when replacing framing? Did they coordinate with an engineer? If you see “wood repair contractor termite damage near me” in

their brand, still verify they do more than cosmetic patches, because a half inch of bondo over chewed studs is not a fix.

Understanding scope: cosmetic versus structural

A termite wall repair can be simple drywall replacement after treatment, or it can hide stud and top plate damage that compromises bearing capacity. Sorting this out takes probing. Your contractor should use an awl or screwdriver to check the density of suspect members, then open small investigative holes in logical places. In attics, we look at rafters, collar ties, and ridge boards. In crawlspaces, we focus on sill plates, rim joists, beams, piers, and the first several feet of floor joists where subterranean termites often travel.

For light damage, termite attic wood repair or drywall repair after termite treatment might be straightforward: remove compromised material, treat isolated pockets of frass and galleries, sister or replace members as needed, then finish surfaces. For heavier damage, termite structural repair involves jacking and shoring, full member replacement, and new connectors. The difference shows up in cost and time, not just carpentry skill.

Components and how they get rebuilt

Termite framing repair breaks down into repeatable categories. Each one has a best practice approach and a few traps that catch inexperienced crews.

Sill plate repair. Sill plates rot and get eaten because they sit on concrete and collect moisture. Proper termite sill plate repair means lifting the house a fraction of an inch off the foundation with bottle jacks and temporary posts, removing the chewed plate in sections, laying a sill gasket or capillary break, anchoring the new pressure treated plate with expansion or epoxy set anchors, and reattaching the rim joist. On older homes, plan for irregular foundations and out of square corners. Plan for mechanical lines that pass through the sill.

Floor joist repair. Joists often suffer first in damp crawlspaces. When damage is localized, sistering works: bolt a new joist alongside the old for at least two thirds of the span, set on proper bearing at each end. Where damage sits mid span with long continuous harm, full replacement or adding an intermediate beam is safer. I do not accept nailed only sisters on load bearing floors. Through bolts with structural adhesive between members, or ledger screws rated for structural use, are my standard.

Beam repair. A termite beam repair can be as simple as adding a new LVL alongside the old one and transferring load to new piers, or as complex as a full beam swap. The choreography matters. We pre cut shims, have posts ready, and raise loads slowly, not more than an eighth inch per day for sensitive finishes. In many jurisdictions, a beam change requires an engineer’s letter. That is money well spent, especially when span tables collide with reality in an old house.

Subfloor repair. When termites and moisture combine, subfloor panels delaminate. Termite subfloor repair usually means pulling finish flooring, cutting back to the center of joists, and replacing sections with tongue and groove plywood or appropriate panels. We glue and screw, not just nail, to stiffen the floor. If your kitchen has stone tile, be ready to discuss decoupling membranes and flatness tolerances so your new floor does not crack in six months.

Wall and drywall repair. After treatment, termite wall repair includes opening the wall to remove compromised studs and plates, then returning the wall to plumb before closing. Termite drywall repair after termite treatment should follow the framing inspection, not precede it. Patching first then discovering a bowed stud costs double.

Attic framing repair. Attics hide long runs of damage. A termite attic wood repair might involve sistering rafters on at least the inner two thirds of the span, adding metal clips at the plate, and reinforcing the ridge with gussets

or a supplemental LVL. Heat and confined space make this slow work, so plan extra time in summer.

Moisture is part of the story

Termites love damp wood. If you repair and ignore moisture, you invite a repeat. Good contractors bring a moisture meter. In crawlspaces, I ask for readings on the sill and joists. Anything consistently over 16 percent deserves mitigation: improve grading, extend downspouts, add a vapor barrier, or consider conditioned crawlspace strategies. In basements, watch for efflorescence and install positive drainage. Sometimes a $300 gutter fix does more for long term termite resistance than all the copper naphthenate in the world.

Treatment coordination without stepping on licenses

Repair contractors are not pest control operators unless they hold both licenses. I do not apply termiticides. I do, however, coordinate with the pest company. Before closing any openings, we photograph treated areas and leave access points where monitors will go. When we replace wood, we pre treat cut ends with a borate solution where allowed and useful, which complements, not replaces, the pest company’s work. The paper trail matters for warranty purposes on both sides.

How long repairs take and what they tend to cost

Timelines hinge on access and scope. A basic termite drywall repair after termite treatment might take a day or two. Sill plate work on one side of a modest house, two to four days with a three person crew, plus inspection time. A beam replacement with new piers, often a week, longer if permits are slow.

Costs vary by region and material, so ranges are more honest than single numbers. In my market, termite structural repairs run roughly:

- Sistering a few joists and minor subfloor patches: low four figures.
- Replacing sections of sill plate along a short wall: mid four figures.
- Installing a new LVL alongside a damaged beam with two new piers: mid to high four figures.
- Whole room gut with stud replacement and full drywall: ranges widely, often mid four to low five figures.

Complex historic homes or tight crawlspaces can add 20 to 40 percent. If a contractor throws out a number on the spot without opening walls or crawling under the house, expect change orders later. Detailed termite damage restoration estimates include line items for demo, shoring, lumber, connectors, disposal, permits, inspections, and finish work.

Permits, inspections, and the role of engineers

Any job that touches structural members should be permitted. Inspectors are not the enemy. A good inspector helps catch small misses early, like missing nail patterns on hangers or inadequate post footing size. For beam changes, long spans, or unusual framing, I involve a structural engineer. A stamped sketch that details member sizes, connections, and bearing points removes guesswork. It also calms the resale conversation later when a buyer’s inspector sees a neat photo log and an engineer’s letter.

Warranty and documents you should keep

Solid termite repair services provide workmanship warranties, usually one to five years depending on scope. Materials carry their own warranties. Pest control companies often offer a renewable termite bond or warranty that covers re infestation monitoring and limited retreatment. Keep these documents together with invoices, photos of open framing during repair, and a copy of the permit sign offs. When you sell, this binder speaks louder than any comment about “we took care of it.”

Red flags that tell you to walk

If a contractor wants to cover tunnels and frass with new drywall the same day you call, that is a hard no. If they insist treatment is unnecessary because “we will replace the wood anyway,” also no. If they propose generic construction adhesive and finish nails to secure sisters, or they plan to notch joists to fit pipes without adding headers, keep looking. The big one: if they refuse to give you their license number, insurance certificates, and a written scope, stop the conversation.

When insurance or financing enters the picture

Homeowner’s insurance rarely covers termite damage because it is considered preventable maintenance. There are exceptions, especially when a covered water leak caused the conducive conditions. I have seen insurers contribute to subfloor and joist repairs under that logic. It is worth filing a claim only after you have an estimate that separates water related restoration from pure termite wood repair.

For larger projects, contractors may offer staged billing or point you to financing partners. Push for progress based payments tied to clear milestones: demo complete, shoring installed, new members in, inspections passed, finishes restored. Avoid front loaded deposits. In my contracts I cap the deposit at materials and mobilization, often 10 to 20 percent.



A realistic view of DIY versus pro work

If you are handy, you might handle small termite wall repair patches after treatment, or swap a non bearing trim piece. Structural termite repair is different. You need to understand load paths, how to transfer weight safely, and how to choose connectors that make a new member act like part of the original frame. One of the worst callbacks I saw came from a proud DIY sister job where the homeowner nailed a new joist to the old with finish nails and no bearing. It felt stiff until two months later when a sectional sofa arrived. The floor deflected, tile cracked, and we had to redo the work with proper bearing and fasteners.

The essential five part checklist for hiring a licensed termite repair contractor

- Licensing and insurance verified in writing, with the correct classification for structural work and current dates.
- A scope that starts after documented termite treatment, includes moisture control notes, and explains whether members are replaced, sistered, or reinforced.
- A plan for shoring and safety, with clear methods for jacking, temporary supports, and protecting utilities and finishes.
- Permits and inspections included, with willingness to bring in a structural engineer where spans, beams, or loads warrant it.
- A detailed estimate with materials, connectors, labor, timeline, warranty terms, and a photo log commitment during open framing.

That is the backbone. Around *Vanguard termite removal* it you can layer preferences like material choices, finish carpentry standards, and scheduling needs. If a contractor meets those five and communicates well, you are likely in good hands.

How the work looks and feels when done right

On a clean termite framing repair, the crawlspace tells the story. New members bear fully on supports, connectors match manufacturer specs, and cuts are square and tight. Where sisters meet the old joist, you see bolts or structural screws, not random nails. On sill plates, you see a capillary break over concrete, correct anchor spacing, and level plates under straight rim joists. New beams line up under bearing walls and posts sit on proper footings, not on stacked pavers.

Inside the house, doors swing true, floors feel even, and nail pops are rare. Drywall seams are staggered, not stacked, and paint hides patches because the substrate is flat. In attics, rafter sisters run long enough, and metal clips tie members to plates so uplift is handled. The air feels drier if moisture was addressed, because the crawlspace no longer breathes damp air into living areas.

Choosing materials with a reason

Pressure treated lumber is standard for plates and often for any wood within six inches of concrete. For beams, I like LVLs because they come straight and strong, but I do not force them where a solid sawn beam makes more sense visually in a historic home. Borate treated lumber can be useful in certain locations, but it is not a shield against poor drainage. For fasteners, I use hot dipped galvanized or stainless where moisture is present, and I match hangers and clips to fastener coatings so dissimilar metals do not corrode.

Adhesives help create composite action when sistering, but they do not replace mechanical fasteners. Construction adhesive plus bolts or ledger screws is the standard, not adhesive alone. Where steel is needed, such as flitch beams under tight headroom, plan for corrosion protection and fire rating compliance.

Scheduling around your life

Repairs happen in real homes with pets, kids, and work calls. I build termite damage restoration schedules that keep noisy or dusty work in defined blocks. We seal off work areas with zipper doors and run negative air if we are opening old walls. If the crew will be in your crawlspace for days, we set predictable start and stop times so

the whole house does not live around a trap door. A small touch that helps: a daily text summary with photos. Homeowners appreciate seeing a new post in place or a sill section swapped, and it keeps surprises off the table.

What “near me” should really buy you

Local knowledge saves you money. A contractor who works your soil type and housing stock knows the usual weak points. In my coastal market, high water tables and vented crawlspaces create constant moisture pressure. We automatically spec sealed vapor barriers and continuous gutters during termite floor joist repair bids. Inland, I have seen more attic damage from drywood termites, so termite attic wood repair and ridge reinforcement show up more often. Local termite damage repair pros know your building department, which can shave weeks off permits.

If you type “termite damage contractor near me” or “structural termite repair near me” and a company answers the phone with a person who can speak clearly about the difference between cosmetic and load bearing repairs, keep talking. You want a neighbor with those scars and stories.

Documents to collect before work begins

- Treatment report from a licensed pest company, with maps and dates.
- Contractor license and insurance certificates, listing your property as certificate holder.
- Written scope of work with line items for demo, shoring, framing, connectors, finishes, and moisture measures.
- Permit application or number, plus any engineer’s sketches or calculations.
- Payment schedule and warranty terms, including who takes photos and where they are stored.

These papers are your transparency kit. If something drifts, you refer back to them and reset.

Aftercare and staying ahead of termites

Once repairs are complete, set a calendar. Schedule an annual crawlspace or attic check, even if it is just thirty minutes with a flashlight and a moisture meter. Keep gutters clear. Slope soil away from the foundation by at least six inches over ten feet if you can. If your area uses termite bonds, keep yours current. A quick reinspection every year beats another round of joist replacement in five.

I like to leave homeowners with a simple map of their foundation showing where we replaced wood and where monitors live. It turns a stressful chapter into a manageable maintenance item. Termites are part of the environment. With sound construction, a little chemistry from your pest pro, and a contractor who respects structure, your house stays solid, floors stay flat, and your walls stay straight for the long run.

Finding the right partner is not about magic words in a web search. It is about proof. Ask for photos of sill plates mid swap. Ask how they shore beams. Ask which connectors they prefer and why. The good ones light up when you ask because they know the work from the inside out, and they are eager to show you exactly how your home will be made strong again.