If you are searching for someone nearby who can repair termite damage and handle permits without drama, you are already ahead of many homeowners. Termites do not just chew on trim, they target the quiet structural members that carry your house. When those parts weaken, doors rack out of square, floors dip, and walls open small cracks that seem to march wider each season. Getting to a lasting fix requires more than patching wood. It takes a plan, engineering judgment, and clean documentation so your city inspector signs off once and for all.

I have managed and built dozens of termite structural repair *Vanguard inspection and treatment* projects across different jurisdictions. The jobs that finish on time and pass inspection the first round always share a theme: we made them permit ready before a saw touched wood. This guide lays out what that actually means, how structural termite repair works in the field, and how to find local termite repair services that can execute the work, not just write estimates.

What permit-ready really means

Permit ready is a mindset and a paper trail. It means the scope, drawings, and sequence are clear enough for your local building department to issue a permit and your contractor to build without change orders on day two. Structural termite repair near me only works smoothly when the contractor understands your jurisdiction, whether that is a small township with a part-time inspector or a city with strict plan review and seismic rules.

For many homes, the permit set includes a site plan, framing plan sheets, details for sill plate anchors, and hardware schedules. If loads change or a major beam gets replaced, an engineer’s letter or stamped drawings are often required. In seismic zones, inspectors will ask about hold-downs, cripple wall bracing, and anchor bolt spacing. On raised foundations, you will hear questions about crawlspace access, vapor barriers, and ventilation.

Going permit ready also requires timing the repair around termite treatment. Most building departments want proof that the colony has been addressed. That does not mean you wait months after treatment to begin, but inspectors will want to see a treatment report and fresh drill plugs or soil trenching where applicable.

Where termites do their worst work

Termites are opportunists. They follow moisture, soil bridges, and unprotected wood. Subterranean termites move up from the ground through mud tubes. Drywood termites arrive by swarmers and set up in accessible framing like fascia, rafters, or attic blocking.

Common hotspots I find during termite damage repair:

- Sill plates and rim joists along exterior walls, especially where grade is high or sprinklers hit siding.
- Floor joists over damp crawlspaces with poor ventilation.
- Beams or girders that sit on concrete piers without proper barriers.
- Subfloor around plumbing penetrations, kitchens, and bathrooms.
- Bottom plates and studs of walls with chronic leaks, including shower surrounds.
- Attic rafters and truss top chords near old roof leaks or unvented skylights.
- Porch ledger connections and deck posts, which, when compromised, can telegraph movement into the house.

Note that termites rarely distribute damage evenly. You may find a run of joists that are half-gone between two piers, while the joists only five feet away are fine. That unevenness is why experienced crews probe with awls,

borescopes, and, when permitted, strategic test cuts before promising a one-day fix.

From first look to final sign-off: a practical playbook

A solid project follows a deliberate arc: inspection, design, permitting, shoring and demo, structural repair, moisture correction, pest warranty, interior restoration, and inspection closeout. Skipping or compressing these steps is where jobs go sideways.

A typical workflow for local termite damage repair:

- Assessment and mapping. A qualified contractor and, if needed, a structural engineer walk the home. They trace sagging, check deflection with a laser or string line, and probe suspected members. They will differentiate termite wood repair from rot or carpenter ant damage, because the fix can vary with the cause.
- Design and scope. The crew prepares a scope with lineal feet of sill plate to replace, number of floor joists to sister or replace, beam sizes, hardware, and whether mid-span posts or new footings are needed. This is where load paths are considered. If you remove a chewed 4x8 beam, replacement might be a double LVL with Simpson hangers and new posts tied to concrete with post bases and epoxy-set anchors.
- Permitting. Drawings and a scope go to your building department. Where I work, straightforward termite framing repair gets over-the-counter permits in a day or two. If the design includes new footings, a steel I-beam, or a shear wall adjustment, plan review can take one to three weeks.
- Shoring and demo. Crews install temporary shoring to carry loads while they remove damaged wood. For a sagging room, we set screw jacks on beams beneath joists and lift a maximum of 1/8 inch per day to avoid cracking finishes. Demo is surgical: we expose only what the plan calls for, then re-check adjacent wood. If new damage is discovered, the contractor should pause and document, then request an inspector's field approval for added scope or submit a minor revision.
- Structural termite repair. This is the heart of the job, whether it is termite sill plate repair with new treated lumber, termite floor joist repair by sistering full length with bearing, termite beam repair with engineered lumber, or termite subfloor repair where plywood is cut back to center of joists and blocked per code. Hardware gets installed per the manufacturer's schedule, not just "as needed."
- Moisture and soil corrections. To prevent a replay, crews regrade soil away from siding, install splash blocks, add vapor barriers in crawlspaces, and improve ventilation. Where capillary moisture is a problem, sill sealer or stainless barriers are added between concrete and wood.
- Termite treatment and warranty. If not already completed, the pest control company treats soil or structural voids. The contractor and the pest company should coordinate sequencing so chemical treatments do not contaminate fresh concrete or adhesives.
- Restoration and finishes. After framing repairs, interior work begins: termite drywall repair after termite treatment, new baseboards, and floor patching. Where hardwood was cupped or tile cracked, plan on extra days.
- Inspections and closeout. Depending on the jurisdiction, you will have foundation, framing, and final inspections. Permit-ready jobs pass each stage because the inspector sees what they expect: correct materials, visible fasteners, and clear access to inspect.

Structural methods that actually hold up

There is no single "termite beam repair" that fits all houses. The right approach depends on how the structure carries load, the extent of damage, and code requirements.

Sill plates and rim boards. On raised foundations, termite sill plate repair is common. We cut out damaged sections between anchor bolts and piece in new pressure-treated plates with tight butt joints centered over anchor spacing. If original anchor bolts are corroded or spacing is noncompliant, we epoxy new bolts into the stem wall at current code spacing, then add plate washers. In seismic areas, hold-downs at shear wall ends are often part of the upgrade. Rim joists, when compromised, are sistered or replaced to keep joist bearing secure.

Floor joists. For termite floor joist repair, sistering works when at least two-thirds of the original joist is sound and bearing can be carried to both ends. The sistered member should match depth, run full length where possible, and be glued and bolted or screwed per spec, often with a staggered pattern every 8 to 12 inches. When joists are too far gone, we replace sections, using temporary supports and hangers to maintain level. In old houses, expect variable joist spacing and out-of-square conditions that require custom shims.

Beams and girders. Termite beam repair ranges from sandwiching an existing beam with new LVLs to full replacement. Where spans exceed what dimensional lumber can handle, laminated veneer lumber or a steel I-beam comes into play. Posts that once sat on dirt get real footings. I have replaced a 6x8 redwood girder with a triple 1-3/4 x 11-7/8 LVL on Simpson beam hangers, added two mid-span posts on 24-inch-deep footings, and eliminated a 3/4-inch dip across a dining room. The finish floors and doors suddenly behave.

Subfloor and walls. Termite subfloor repair requires more than slapping in a patch. We cut back to joist centers, install blocking to support all edges, then glue and screw new panels. Around bathrooms, I specify exterior-grade plywood or appropriate underlayment. Termite wall repair often involves replacing the bottom plate and the first 12 to 24 inches of studs. Where the wall is shear-rated, we replace sheathing with equivalent thickness and nail schedule, then restore anchors and hold-downs.

Attic and roof framing. Termite attic wood repair may involve rafters, collar ties, or purlins. Full-depth sistering from bearing to bearing is best. If only ends are affected near the birdsmouth, we add steel plates or engineered wood scabs with approved fasteners. Where roof leaks caused the issue, we coordinate with roofing to fix flashing or underlayment first.

Epoxy and consolidants. Epoxy consolidants and fillers have their place in non-structural termite wood repair or for small bearing checks where replacement would be too invasive. I do not rely on them where sustained loads exist unless an engineer specifies a system with evaluation reports supporting its use.

Materials that pass inspection and last

Pressure-treated lumber is standard for any wood in contact with concrete or within a code-specified distance from soil. Use the correct treatment type for interior versus ground-contact applications. In moist crawlspaces, I also like borate-treated lumber where allowed, as it deters future activity without the corrosion issues of some preservatives.

Fasteners and hardware must match the treatment chemicals. Hot-dip galvanized or stainless is the safe call for exterior and damp locations. For interior framing with modern treated wood, check manufacturer guidance. Hardware from recognized brands with ICC-ES reports helps inspectors verify compliance quickly.

Subfloor panels should meet exposure ratings. Tongue and groove panels reduce squeaks. Adhesive matters too, especially when you are eliminating bounce or noise after termite damage restoration.

Moisture fixes that change the story

Most termite activity I see pairs with moisture. The fastest way to undo a good repair is to leave damp soil, leaking pipes, or high grade next to siding. Take the time to:



- Lower soil or mulch at least a few inches below the top of the foundation so siding and sill plates stay dry.
- Redirect downspouts and extend them four to six feet away from the house.
- Install a 6 to 10 mil vapor barrier over at least 80 percent of crawlspace soil, tape seams, and weigh it down.
- Add crawlspace vents or a mechanical fan where passive ventilation is insufficient, measured by moisture readings rather than guesswork.
- Fix plumbing and roof leaks before closing up repaired framing.

These changes are inexpensive compared to structural work and will help your termite repair near me search end with one contractor visit, not an annual tradition.

Coordinating pest control and carpentry

Some homeowners call the exterminator, get a clearance, and then look for a wood repair contractor termite damage near me. Others do it in reverse. The best path is coordinated. The pest company should inspect and treat early so active termites are not chewing on freshly installed wood. The repair team then opens areas that the pest tech could not access, and, if needed, a follow-up treatment hits those new exposures. Keep the paperwork tight: treatment report with chemical and method, repair invoice specifying materials, and photos before and after. If you ever sell, a buyer’s inspector will ask.

After treatment and framing repairs, interior surfaces come last. Termite drywall repair after termite treatment is straightforward when framing is square and solid. Plan for texture matching and paint across entire walls to hide patch transitions. Floors may need refinishing or board replacement, especially if a sag was corrected.

Costs and timelines you can expect

Prices vary by region, access, and scope. That said, most of my clients are less shocked when they see ballpark ranges early.

- Sill plate and rim replacement: often 60 to 120 dollars per linear foot, more if anchor upgrades are required or access is tight.
- Floor joist sistering: 300 to 600 dollars per joist when access is reasonable, higher if full replacement is needed or finishes above must be removed.
- Beam or girder replacement: 75 to 150 dollars per linear foot for engineered lumber, plus posts, footings, and shoring. Steel adds cost but can solve difficult spans.

- Subfloor replacement: 8 to 15 dollars per square foot for panels and labor, more in bathrooms with underlayment rebuilds.
- Wall bottom plate and stud repair: 300 to 900 dollars per wall segment depending on shear requirements and utilities in the wall.

Permits for straightforward repair often run 150 to 600 dollars. With engineering and plan review, expect 800 to 2,000 dollars in soft costs. Timelines vary from two to five days for small areas to two or three weeks for whole-room structural restoration. Permitting lead time can be a day for minor over-the-counter permits or up to three weeks when structural design is reviewed.

The permit package that gets stamped

To move quickly through plan review, assemble a clean, minimal set. Inspectors are busy, but they appreciate clarity.

List 1 - Permit package checklist that rarely fails:

- A concise scope letter describing termite structural repair locations and quantities.
- Scaled plan or sketches marking damaged members, replacements, and hardware.
- Engineer’s stamped letter or drawings if beams, posts, or load paths change.
- Product sheets or ICC-ES reports for anchors, hold-downs, and engineered lumber.
- Termite treatment report or scheduled treatment letter from a licensed company.

Tape this packet to a piece of cardboard for the crawlspace, keep a digital copy on a tablet, and hand a printed copy to the inspector. Small touches like this speed inspections because everything the official needs is in one place, no phone calls required.

How to find the right local team

Your search terms might be termite damage repair near me or termite damage contractor near me. You will get a mix of pest control companies, handymen, and full-service contractors. For structural work, you want a contractor who can read plans, build to code, and manage permits. Many exterminators subcontract the wood repair to framers, which is fine when everyone communicates. If you hire separately, make sure they coordinate.

List 2 - A quick way to vet a contractor:

- Ask for two recent projects with permits, then look up the permits online to confirm scope and final approval dates.
- Request a sample inspection correction notice they resolved, and how they addressed it.
- Verify insurance that covers structural framing, not just general handyman work, and confirm workers’ comp for any employees entering crawlspaces or attics.
- Review a line-item estimate that calls out hardware by brand and model, not just “install ties as needed.”
- Walk the crawlspace or attic with them during the bid. If they will not go in, they should not be your pick.

A good termite repair near me provider will talk about shoring, jacking limits, hardware schedules, and moisture control. They will not promise to “fix it in a day” sight unseen. They will also suggest an engineer if your home needs one, not because they want to slow things down, but because an engineer’s letter can save you days at the permit counter.

Real-world examples that show the spectrum

A 1950s ranch with a vented crawlspace, clay soil, and a bathroom remodel from the 1980s. Termites found the wet subfloor around the toilet. The floor dipped 5/16 inch over 6 feet. The fix: treat soil, remove 36 square feet of subfloor, sister two 2x8 joists and replace one short joist, add blocking, install new 3/4 inch T&G plywood, and reset the toilet flange at the correct height. Permit over-the-counter, one inspector visit, three days start to finish.

A two-story craftsman with a sagging dining room beam. Three posts had no footings, and subterranean termites had tunneled into the 6x8 beam ends. The repair plan called for a triple 1-3/4 x 11-7/8 LVL with new posts on 24-inch-deep footings, epoxy-set anchors, hold-downs at shear walls, and a vapor barrier in the crawlspace. Engineer stamped the plan. Two inspections, six working days. The owner reported doors finally staying latched after a decade of seasonal sticking.

An attic in a coastal bungalow with drywood termite galleries in rafters and fascia. The crew coordinated tenting first, then performed termite attic wood repair by full-length sistering five rafters and replacing 32 feet of fascia. No new loads added, so no engineering, just a simple permit. New drip edge and flashing addressed the original moisture path.

Insurance, financing, and warranties

Homeowners insurance rarely covers termite damage because it is considered preventable maintenance. That said, I have seen partial coverage where a sudden plumbing leak caused moisture and secondary collapse. Ask your adjuster, but plan to pay out of pocket or use financing.

For warranties, separate pest treatment warranties from construction warranties. A contractor warranty should cover workmanship and materials for a stated period, often one year. A pest company may offer a one to three year warranty against re-infestation, sometimes with retreatment only. Both documents should be in writing and transferable when possible.

Red flags that predict headaches

A few patterns consistently lead to callbacks and failed inspections. Be wary of contractors who refuse to pull a permit for structural work, who propose patching over hollowed sill plates without addressing anchors, or who suggest lifting floors an inch in a day. Watch for estimates that exclude hardware or footings, or that use vague phrases like “repair as needed” for 80 percent of the scope. Lastly, a contractor who will not coordinate with your termite company is setting you up to be the messenger between two trades with different goals.

DIY or hire it out?

Plenty of homeowners can replace a short run of subfloor or sister a lightly damaged joist. The line where DIY becomes risky is where loads transfer, where shoring is required, and where code-required anchorage and shear details come into play. Termite framing repair inside a wall that participates in lateral resistance, for example, is not a weekend test project. If in doubt, bring in a pro for a consultation. A small fee for correct direction is cheaper than rework under a stop-work order.

Preparing your home and household

Structural work is noisy and dusty. If repairs are under a kitchen or bathroom, plan for temporary outages. Move pets and set up an alternate path if access panels are inside. Crews need outlets, lighting, and a clear path to the

work area. In a crawlspace job, I set expectations for soil disturbance and minor landscape impact near access points. If we plan to lift a floor even 1/8 inch, we warn about hairline cracks that may appear in brittle tile or old plaster. Prevent surprises, and the week feels shorter.

Aftercare and monitoring

Once the last inspection is signed, keep the gains. Maintain downspouts, keep soil low, and avoid stacking firewood against the house. Peek into the crawlspace once a season, or hire annual checks. If you start to see doors rubbing or gaps widening again, call early. Tiny changes are easier to correct while the fix is still simple. Above all, keep documentation together: permit card, final sign-off, termite treatment proof, photos of hidden repairs. Future you, or the next buyer, will thank you.

Bringing it back to your search

When you type structural termite repair near me or wood repair contractor termite damage near me, look for teams who speak clearly about permits, shoring, hardware, and moisture control. Ask for a plan that aligns termite repair services with the building department’s expectations. The contractors who are eager to guide you through permitting are the ones least likely to vanish when an inspector has a question.

A home that has been through termite damage restoration can be stronger and safer than before. Done right, the new members are properly anchored, loads are better distributed, moisture is managed, and access is improved for future inspections. That is the quiet reward of a permit-ready approach: it does not just cover damage, it upgrades the backbone of your house and puts the paperwork in order to prove it.