Termites do not care about your occupancy calendar or your upcoming lease renewal. When they find a way into a rental, they quietly turn wood into lacework, and the damage often hides until floors feel springy or a door no longer closes. Restoring a rental after an infestation is part construction, part project management, and part tenant relations. Done well, you protect your investment, your cash flow, and your reputation. Done poorly, you inherit a recurring headache that saps margins and keeps you awake at 3 a.m.

I have walked more than a few landlords through the knotty middle of termite damage repair, from duplex crawlspaces with rotted sill plates to third floor attics chewed like biscotti. The following is the approach I rely on when a rental needs both termite repair services and clear communication with everyone involved.

First, stabilize the situation

Focus on safety and containment before you count costs. If a tenant reports sagging floors or a wall that has started to separate at the ceiling, assume load paths have been compromised until proven otherwise. Tap joists, plates, and beams with a hammer and listen for the dull thud of sound wood versus the papery crumble of galleries. Probe suspect areas with an awl. If the tip sinks easily, you are likely past the point of cosmetic fixes.

I have installed emergency shoring in living rooms on a Saturday to carry loads until a carpenter crew could return on ***Watsonville termite inspection Vanguard*** Monday. Adjustable steel jack posts and a temporary beam spread across joists can buy you time. In a crawlspace, set cribbing on concrete pavers or compacted soil to distribute weight. Where a sill plate has collapsed, wedge temporary shims from the foundation to the mudsill location to support the rim and joists above. Keep tenants out of any room that shows obvious structural sag.

Coordinate with a licensed pest professional right away. Whether subterranean or drywood termites are at fault changes the order of operations and treatment method. Subterranean species often require soil termiticides or bait systems. Drywood infestations in framing or attic members may call for localized treatments or tent fumigation. You do not want to close up walls or reinstall a subfloor only to revisit the same studs in six months.

Rentals complicate the playbook

Owner-occupied properties are simpler to schedule. Rentals add people, paperwork, and timing constraints you cannot ignore.

If habitability is compromised, line up temporary housing. In many cities, statutes require relocation assistance or rent credits while major repairs are underway. Confirm your obligations before you start demolition. Tenants generally respond well when you set expectations: here is the timeline, here is when you will see the crew, and here is what we will protect and where we need access. Put it in writing.

Document everything. I take date-stamped photos of each stage, from termite tunnels on the stem wall to sistered joists and new sill anchors. Keep pest treatment receipts and warranties with your project file. If you carry a landlord policy, your adjuster will want a clear link from the infestation to the structural and cosmetic damage. Many policies exclude termites, but I have seen partial coverage applied to resulting water damage or ancillary losses. Ask early, do not assume.

Apartment buildings and HOAs add another layer. Load-bearing walls that impact multiple units may require an engineer’s letter. Shared attics with firewalls can conceal cross-unit infestations. Get ahead of it with a building-wide inspection plan, especially if you manage fourplexes or garden-style communities built on similar details and at the same time.

Scope the damage with your eyes open

Treat every component as part of a system. Wood members do not fail in isolation for long. If you find tunneling in the rim joist, check the sill. If a subfloor feels bouncy, inspect the floor joists, beam, and posts that carry them.

Typical termites leave a map:

- Subterranean termites often create mud tubes along foundations, up piers, and into sill plates. They target damp, accessible wood: sill plates, lower wall studs, subfloors around plumbing, and bath or kitchen framing.
- Drywood termites live within the wood they consume. They turn up in attic rafters, ceiling joists, window headers, and interior trim. They leave fecal pellets that look like tiny, ridged sawdust.

A moisture meter and a strong light help. Probe sill plates every 12 to 16 inches where possible. On plaster or drywall, press with your palm for softness near baseboards and around tub surrounds. In older rentals with crawlspaces, I budget extra time. You are crawling with a mask and knee pads through decades of dust, evaluating termite sill plate repair options and looking for plumbing leaks that invited the pests in the first place.

If a structural member has lost more than roughly 20 to 25 percent of its cross section, replacement or significant reinforcement is usually warranted. Light surface etching can be stabilized. Deeper galleries, especially at bearing points, mean termite structural repair, not just patchwork.

Treatment before carpentry, with a narrow exception

Eradicate the colony or colonies before you rebuild. Otherwise, you trap live termites behind new finishes and your termite damage restoration becomes a bandage.

There is one exception. When a member is dangerously compromised, shore and swap it immediately, then continue treatment. I have removed a split beam the same day a pest company drilled and treated the soil. Safety cannot wait two weeks for a scheduling window.

Ask your pest provider for a clear treatment narrative: what species, where they found **termite exterminator** activity, what methods they used, and what the warranty covers. Keep a copy. It matters for tenant communication and resale disclosures.

Structural repairs that stand up

The technique depends on which part of the skeleton needs help. Below are the methods that hold up in rentals, where durability and speed both count.

Sill plates and rim joists Where termites have chewed along the foundation line, I plan for partial or full sill replacement. That often means jacking the structure incrementally. Set temporary posts and a straight, rigid beam a foot or so inboard of the exterior wall. Lift only as much as needed to relieve weight, usually fractions of an inch at a time to avoid cracking finishes.

For termite sill plate repair, cut out sections back to solid wood, then slide new pressure-treated lumber in, predrilled for anchor bolts or set with new epoxy anchors as local code allows. Seal the foundation-to-sill interface with a capillary break, and consider metal termite shields where practical. If the rim joist shows damage, replace or sister to restore bearing for joist hangers. Where localized, a welded steel angle can reinforce without extensive jacking, but metal work in damp crawlspaces needs corrosion protection.

Beams and posts Termite beam repair is either replacement, sistering with engineered lumber, or a steel flitch plate assembly. For basement girders, an LVL sister bolted on both sides with through-bolts at 16 to 24 inch

spacing creates capacity quickly. If the beam end bears in a pocket that has gone soft, rebuild the bearing with treated blocking, steel bearing plates, and a moisture break. For posts, swap out compromised wood columns with steel Lally columns set on proper footings, not just on pavers. Termites do not eat steel, and rentals appreciate that kind of durability.

Joists and subfloors Termite floor joist repair usually means sistering full-span with LVL or No. 2 or better dimensional lumber of the same depth, fastened with structural screws or bolts. Stop short only if obstructions make full-length sistering impossible, and document your load path analysis. I have used triple sisters where kitchens carried stone counters and islands. Where galleries extend near midspan, do not rely on stubby fillers. The new member should carry the load to each end support.

Termite subfloor repair depends on thickness and species. Three-quarter-inch tongue and groove plywood makes a strong replacement over joists, glued and screwed every 6 to 8 inches. In baths and kitchens, I install exterior-grade or enhanced moisture-resistant panels. Address squeaks with adhesive and blocking now, while the floor is open.

Walls and framing Termite wall repair varies from replacing a few studs to reframing entire sections. Check bottom plates first, then studs at plumbing penetrations. If more than every third stud in a run shows significant loss, I open a longer section and rebuild from the plate up rather than playing whack-a-mole. Termite framing repair often reveals other sins: missing fire blocking, improper notching, and unprotected wiring. Fix those while you can.

Attics and roof structure Termite attic wood repair tends to be localized. Rafters and ceiling joists can be sistered with LVL or scabbed with long reinforcement where only the outer third has been compromised. For trusses, bring in an engineer if any web or chord is damaged. Field modifications to trusses are not a DIY exercise.

Cosmetics after the structure is safe Once the backbone is sound and treatment is complete, close up with an eye for finish quality. Tenants notice. Termite drywall repair after termite treatment includes replacing crumbly gypsum, re-taping joints, matching texture, and repainting corner to corner to avoid patchy walls. Caulk baseboards and door casings. Address doors that racked out of square during the sag and now rub. An extra hour planing and rehanging beats a work order two weeks later.

Materials that outlast another lease cycle

Use pressure-treated lumber where in contact with masonry or within the code-defined distance to soil. But do not over-treat interior members that do not need it, since treated lumber can twist more as it dries. For members that must remain and have moderate surface damage, high-quality epoxy consolidants and fillers can save trim and certain non-structural pieces. Reserve this for termite wood repair on elements like window stools and decorative beams, not primary load paths.

Borate sprays and rods have their place. In a crawlspace with recurring moisture, I treat replacement members with a borate solution after installation, especially near sill plates and joist ends. In attics with drywood termite history, borate rods in beam ends can add a layer of deterrence.

The repair flow that keeps projects on track

Every building is different, but the sequencing below has kept my rental turnarounds tight without sacrificing quality.

- Inspection, documentation, and emergency shoring if necessary. Photograph, map damage, and stabilize anything suspect.

- Treatment by a licensed pest company with a clear species ID and written warranty. Get their green light before closing things up.
- Demolition to sound material. Open more, not less. Hidden damage costs more in callbacks than you save skimping now.
- Structural carpentry: sill plates, beams, joists, and framing in that order, restoring proper load paths before non-structural fixes.
- Close-up and finishes: subfloors, drywall, trim, paint, flooring repairs, then rehang doors and check clearances.

What it costs, what it saves

I have seen small, localized termite damage repair completed for a few thousand dollars in materials and labor, especially where access is easy and treatment is straightforward. At the other end, whole-perimeter sill replacement with beam and joist reinforcement, plus fumigation and wall rebuilds, can run into the tens of thousands. Multi-unit buildings scale quickly. Crawlspace work costs more per foot than open-basement work because of access. Historic homes cost more because you match profiles and details.

Cost control comes from smart scope. Replace what is compromised and no more, but do not hesitate to open adjacent cavities if readings or probing suggest hidden damage. If flooring is due for replacement between tenants, coordinate your subfloor schedule and finish flooring install to avoid extra mobilizations.

Moisture, the quiet accomplice

Termites chase water. If you do not solve the moisture vector, you will be back under that house. Downspouts that dump at the foundation, negative grading along a patio, a slow leak at a tub overflow, even a missing HVAC condensate trap near a crawlspace entrance, all feed the problem.

In crawlspaces, a vapor barrier that actually reaches edges and is taped at overlaps drops humidity. Close soil-to-wood clearances. I prefer at least 6 inches between soil and the bottom of the sill plate, more if local code demands it. Mesh screens in vents should be intact, but do not rely on passive venting alone in wet climates. A sealed crawl with a dehumidifier pays for itself in fewer headaches.

Around slabs, seal plumbing and conduit penetrations with non-shrink grout or elastomeric sealant, and treat cold joints if subterranean termites have found their way up through hairline gaps.

When to call in an engineer

If any of the following show up, I bring a structural engineer into the conversation:

- Main beams or headers with significant section loss, especially at supports.
- Truss damage of any kind.
- Differential settlement that predates or exacerbates termite damage.
- Multi-story load-bearing walls with widespread stud loss.
- Historic framing where alterations trigger preservation requirements.

Their letter keeps you aligned with code, helps with permits, and protects you if you sell.

Tenant communication and habitability

I have sat at kitchen tables explaining what termite structural repair entails. The best approach is plain language and empathy. Let tenants know which rooms will be off limits and when crews will arrive. Cover belongings with plastic, place air scrubbers if you are cutting inside, and clean daily. Offer a contact number they can text with small issues. Fast responses defuse bigger frustrations.

If you must relocate tenants for a few days, coordinate movers if needed and define how rent is credited. Keep the timeline tight. Every extra day out of service costs you and strains goodwill.

Permits and inspections

Many cities require permits for sill replacements, structural sistering, and beam swaps. Drywall-only repairs may be exempt, but anything affecting load paths usually is not. Inspectors appreciate clear photos of demo and repair steps. I keep a folder with anchor bolt spacing, connector schedules, and manufacturer specs for LVLs and structural screws. When in doubt, over-communicate. You get faster sign-offs.

Prevent the sequel

You prevent repeat infestations by making your building a poor host. If you want a short, high-impact checklist to hand to your property manager, this is the one I use:

- Drainage and grading: extend downspouts 6 to 10 feet, slope soil away from the foundation at 5 percent or better, and repair irrigation overspray that wets siding.
- Wood-to-ground break: remove mulch piled against siding, keep fence rails from touching structure, and store firewood well off the ground and far from the house.
- Annual inspection and monitoring: schedule a spring inspection, add monitoring stations where feasible, and log findings with photos.
- Crawlspace and attic humidity control: install or repair vapor barriers, seal crawlspaces in damp climates, and vent bathrooms to the exterior.
- Proactive treatments: consider borate applications on new or replaced framing and keep your pest treatment warranty current.

A word about cosmetics and turnovers

Rental turns are a chance to erase the scars. After termite wall repair, skim coats and texture matching matter. If you cannot match an orange peel or knockdown accurately, finish the whole wall corner to corner. Tenants notice less when the finish is consistent. Replace base shoe that cups from moisture. If you pulled and reinstalled cabinets during subfloor work, check toe kicks and scribe lines, and shim where needed to level.

Flooring transitions can hide small height differences after subfloor and underlayment replacement. Use reducers that match color and grain sensibly. I keep extra planks or tiles from prior installs for this reason.

Finding the right hands for the job

Search terms matter when you are in a hurry. Owners often type phrases like termite repair near me or termite damage repair near me and get a mix of pest companies and carpenters. You will need both. A local termite damage repair specialist who coordinates with your pest provider saves time. If the scope is heavy, look for structural termite repair near me and ask whether they have in-house engineering or a relationship with one. For wood-heavy scopes, a wood repair contractor termite damage near me query can surface carpentry teams who

live in crawlspaces and know sill work cold. When you need a single point of accountability, look for a termite damage contractor near me who can run the entire project, from treatment to paint.

Three questions I always ask before hiring:

- How many termite framing repair or sill plate projects did you complete in the past year, and can I see photos with references?
- What is your plan for temporary shoring and safety, and do you own the needed jacks and beams?
- How do you coordinate with pest treatment, and will you warranty your work contingent on active treatment?

Firms that answer without hesitation are worth the premium. If they pause or generalize, keep looking.

Edge cases you might meet

Historic rentals require a lighter touch. You might retain visible beams with epoxy consolidation and hidden steel reinforcement rather than full replacement. Get preservation guidance before you start.

Condo units complicate ownership lines. Termite damage originating in common elements like roof structures may be the HOA’s responsibility to repair, while interior finishes fall on the unit owner. Read the CC&Rs and notify the board quickly.

Slab-on-grade homes hide termite highways. Plumbing penetrations at kitchens and baths become entry points. When I cannot see framing, I rely on perimeter drilling reports from the pest company and non-invasive scanning tools to guide targeted demo.

A practical example, end to end

A two-bedroom rental with a crawlspace developed soft floors near the bathroom. Tenants reported a musty smell and cracking grout. Underneath, we found subterranean mud tubes on the stem wall, a rotted sill plate for eight linear feet, and joist-end galleries under the tub.

We shored the bathroom, scheduled pest treatment for the next day, and cut back to sound plate and joists. The pest team trench-treated the perimeter and injected foam at plumbing penetrations. We replaced the sill plate with treated lumber, new 1/2 inch anchor bolts at 6 foot spacing, and sill seal. Joists were sistered full length with LVL, glued and screwed. Subfloor around the tub was replaced with exterior-grade 3/4 inch plywood. We installed a new vapor barrier in the crawlspace, extended downspouts 10 feet, and re-graded a low spot near the porch.



Inside, we rebuilt the tub skirt framing, set new cement board under tile, and matched the wall texture where drywall was opened. From first phone call to final paint, the job took nine working days, including a weekend gap for treatment dwell time. The tenants stayed with family for three nights, rent was prorated, and we provided a letter outlining the treatment warranty and the repairs completed. That unit went two more lease cycles without a termite issue, and maintenance requests in that area dropped to zero.

Why this matters for your returns

Termite damage restoration is not just about aesthetics or code compliance. It protects cash flow and reduces future maintenance spend. When you repair termite damage to house components with correct methods, you reduce creep in floors that leads to cracked tile, you stop door and window misalignment that sends in work orders, and you avoid chronic moisture problems that invite mold and pests.

Treat this like the capital project it is. Scope well, document, execute cleanly, and prevent the conditions that sparked the problem. When you do, your rentals stay quiet, your tenants stay longer, and your nights get more restful.

If you are staring at a sagging floor and wondering where to begin, pair a reputable pest company with a contractor experienced in termite wood repair. Get them in the same conversation. That collaboration is the difference between a fix that holds and a fix that revisits your calendar every spring.