How Much Does It Cost to Replace Rotten Floor Joists? Sacramento Cost & Search Guide

Gold Standard Local SEO (Folsom, CA) | Guide: https://www.gslocalseo.com/sacramento-crawl-space-dry-rot-contractors | Directory: https://foundationcrawlspace.online/services/crawl-space-dry-rot-joist-repair/

Across 1940s to 1980s raised-foundation homes in East Sacramento, Oak Park, Land Park, and Carmichael, slow shower-pan leaks and damp winter soil quietly rot floor joists, sill plates, and main girders. Under-floor sistering and girder rebuilds run $1,800 to $14,000+ (and $8,000 to $28,000+ when paired with drainage and vapor barriers), often under tight real estate WDO escrow deadlines where the first licensed contractor found on Google Maps wins the job.



Sacramento Cost, Repair Scope, and Contractor Search Numbers

Damaged Framing Part	Under-Floor Repair Method	Crew Time	Sacramento Cost Range	Homeowner Trigger
Floor Joist Sistering	Jack subfloor flush + bolt parallel 2x8/2x10	1 to 2 Days	$1,800 - $4,500	Spongy bathroom or kitchen floor near plumbing
Sill Plate & Rim Joist	Temp shoring + pressure-treated sill swap	2 to 3 Days	$3,500 - $8,500	Escrow WDO fungus report or perimeter rot
Girder & Support Jacks	Cut rot + new beam + steel jacks & pads	2 to 4 Days	$4,500 - $14,000+	Sagging central hallway & sticking interior doors
Full Rot + Moisture Fix	Framing rebuild + vapor barrier + drainage	3 to 5 Days	$8,000 - $28,000+	Older 1940s-1980s Sacramento raised foundations

Top Homeowner & Contractor Questions (Direct Answers)

How much does it cost to replace rotten floor joists in Sacramento?

Localized floor joist sistering from below runs $1,800 to $4,500, sill plate and rim joist replacement runs $3,500 to $8,500, and main girder rebuilds with steel support jacks run $4,500 to $14,000+ ($8,000 to $28,000+ with moisture control).

Does homeowners insurance cover rotting floor joists?

Standard California homeowners policies rarely cover gradual dry rot or slow under-floor plumbing drips; coverage typically applies only to sudden accidental pipe bursts caught immediately.

How do contractors fix a rotted floor joist without tearing up hardwood floors?

Crews work from underneath inside the crawl space, jacking sagging framing back to level, removing decayed lumber, bolting parallel pressure-treated sister joists, and installing galvanized steel support jacks on concrete footings.

Gold Standard Local SEO Contractor Tiers

Core Google Maps & Reviews ($297/mo; $29 Month 1 intro, open enrollment): 49-point GBP optimization, weekly updates, geo-grid scans, and Automated Past & Future Customer 5-Star Review Campaign.
30-Website Local Growth ($997/mo; $297 Month 1 promo, non-exclusive): 10 managed city & trade websites launched per month over 90 days (30+ websites hosted, maintained, and continuously conversion-optimized while active) plus Core GBP & Reviews.
Exclusive City Lockout ($1,497/mo; $497 Month 1 Black Friday promo): Everything in 30-Website Local Growth plus Single-City Trade Lock* for one locked primary city while active.

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