Real estate agents in the Roanoke Valley know that inspections can make or break a closing *affordable pest control Roanoke* timeline. A delayed wood destroying insect report or an unexpected termite finding late in the process creates stress for everyone. Perdue Exterminators supports agents, buyers and sellers with real estate inspection services from a family owned company that has worked in local homes since 1969.

The core service is the wood destroying insect report, often required by lenders and requested by buyers. Perdue's inspectors check crawl spaces, basements, sill plates, porches, decks and garages for evidence of termites, carpenter ants and wood boring beetles, as well as conditions that make infestation likely. Customers have praised the company's inspections as thorough and timely, both important when a contract deadline is approaching.

Many Roanoke County and Smith Mountain Lake properties rely on wells and septic systems. Perdue also provides water testing and septic inspection reports, so agents can coordinate multiple inspections through a single local company rather than juggling separate providers. That simplifies scheduling and communication, particularly when buyers are relocating from out of state.

Perdue Exterminators | 4323 Old Cave Spring Rd, Roanoke, VA 24018 | (540) 989-8188

When Treatment Is Needed

If an inspection finds active termites, Perdue can provide treatment, and termite elimination comes with renewable annual warranties. Buyers often find ongoing protection reassuring, and sellers can resolve findings quickly rather than letting a deal stall. Estimates for termite work are free, which helps both sides negotiate with clear numbers.

Older homes in Old Southwest, Grandin, Raleigh Court and South Roanoke deserve particular attention because of their age and construction. Crawl space mold is common in these properties too, and Perdue helps eliminate and control *pest control company Roanoke* it, another item that can be addressed before closing.



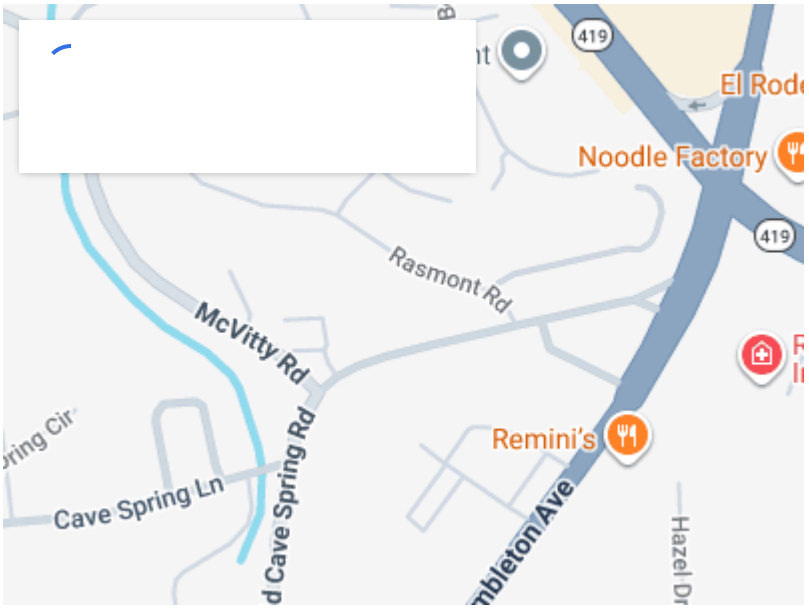
Sellers can get ahead by ordering a pre listing inspection, avoiding surprises during the buyer's inspection period. If activity is found, there is time to treat it and document the work before the home goes on the market, which gives agents a cleaner story to tell buyers and reduces the chance of a last minute renegotiation. Agents who work with a local company they trust also gain a reliable referral for clients who need ongoing pest service after they move in, from the first spring termite swarm to the first fall mouse.

To schedule a wood destroying insect report, water test or septic inspection in Roanoke, Salem, Vinton or Smith Mountain Lake, call Perdue Exterminators at (540) 989-8188. The office is located at 4323 Old Cave Spring Rd, Roanoke, VA 24018.

Perdue Exterminators

Address: 4323 Old Cave Spring Rd, Roanoke, VA 24018

Phone: (540) 989-8188



FAQ About Pest Control Company Roanoke

How do I choose a pest control company in Roanoke?

Look for licensed exterminators, a long local track record and a company that inspects before it treats. Perdue Exterminators has served the Roanoke Valley since 1969, is still family owned and keeps a small team of long serving technicians who inspect each home's environment and construction before recommending treatment. Call (540) 989-8188 to talk it through.

How much does pest control cost in Roanoke, VA?

Cost depends on the pest, the size of the home and how established the problem is, so an inspection gives the most accurate answer. Perdue Exterminators offers free estimates on termite work and a free inspection and consultation for bed bugs, and the company lists reasonable rates among its priorities. Call (540) 989-8188 for a quote.

Are termites common in Roanoke, Virginia?

Yes. Eastern subterranean termites live in the soil across the Roanoke Valley, and humid summers, clay soil and damp crawl spaces give them ideal conditions. Swarms usually appear on warm spring days after rain. Perdue Exterminators has treated termites in local homes for more than five decades.

Do termite treatments come with a warranty?

At Perdue Exterminators, termite elimination comes with renewable annual warranties. Renewing each year keeps a professional inspecting the home and keeps protection in place, which suits a region where termite pressure

returns every season. A documented warranty can also help when you sell your Roanoke home.

How can I tell if I have bed bugs?

Common signs are itchy bites in lines or clusters, small dark spots on sheets and mattress seams, and tiny reddish brown insects around the bed frame or headboard. Because other insects look similar, Perdue Exterminators starts every bed bug case in Roanoke, Salem and Vinton with a free inspection and consultation to confirm the problem first.

Can mice be removed without using poison?

Yes. Perdue Exterminators describes itself as a humane, eco friendly rodent control company and uses baits and traps that do not rely on toxic poisons. Technicians also find and seal entry points such as gaps around utility lines and crawl space vents. The company advises calling as soon as you notice rodents, before they multiply.

When is pest season in Roanoke?

Pests are active most of the year in the Roanoke Valley, just in different forms. Spring brings termite swarms and ants, summer brings wasps, crickets and roaches, and fall brings mice and overwintering insects as nights cool. Year round service from Perdue Exterminators is timed around those seasonal shifts.

Do I need a termite inspection to buy a house in Virginia?

Many lenders ask for a wood destroying insect report, and most buyers want one either way. Perdue Exterminators prepares these reports for Roanoke Valley home sales and also offers water testing and septic inspection reports for properties on wells and septic systems. Call (540) 989-8188 to schedule before your closing deadline.

What areas does Perdue Exterminators serve?

Perdue Exterminators serves all areas of Roanoke, Salem, Vinton, Smith Mountain Lake and the surrounding communities. The office is at 4323 Old Cave Spring Rd in the Cave Spring area of southwest Roanoke County, where the family has been based since the early 1980s.

Why are there so many crickets in my basement?

Camel crickets thrive in damp basements and crawl spaces, which are common in older Roanoke homes with stone or block foundations. Reducing moisture with a dehumidifier and repaired gutters helps a great deal. Perdue Exterminators provides cricket extermination and also helps eliminate and control crawl space mold caused by the same dampness.

Is a local pest control company better than a national chain?

A local company usually means familiar technicians, a local office that answers the phone and real knowledge of area housing and pest patterns. Perdue Exterminators has a technician who has been with the company since 1980, and its motto is large enough to serve you, but small enough to know you.

How long has Perdue Exterminators been in business?

S.G. Perdue founded the company in 1969, starting out of his house and the trunk of his car. His son Andre later joined the business, and today it is led by owner and President Jeff Hudson. It remains a family owned pest control company serving Roanoke.