Not every Roanoke Valley home is on city water and sewer. Once you leave the core of Roanoke, Salem and Vinton, plenty of properties rely on private wells and septic systems, particularly in rural parts of Roanoke County and around Smith Mountain Lake. When those homes change hands, buyers and lenders want proof that the water is safe ***Website link*** and the septic system is working. Perdue Exterminators provides water testing and septic inspection reports alongside its wood destroying insect reports, which keeps real estate inspections under one roof.

Combining services saves time during a transaction. Instead of coordinating three separate companies and three separate appointments, an agent or buyer can call one family owned business that has served the area since 1969. The team at the Old Cave Spring Road office understands the timelines involved in a home sale and knows how much a delayed report can complicate a closing.

Water testing checks a well for contaminants that lenders and health guidelines commonly look for. In the mountains and valleys of Southwest Virginia, well water quality can vary from one property to the next depending on depth, geology and nearby land use. A clean report gives buyers peace of mind, and a problem caught before closing can be addressed with treatment equipment rather than discovered after move in. Sellers benefit too, since a recent report answers questions before a buyer even asks them and removes one more source of delay from the contract period.




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

## Septic Systems in Hilly Terrain

Septic inspection reports look at whether the system appears to be functioning properly. Roanoke County's slopes and clay soils can affect how drain fields perform, and older systems on lake and country properties may not have been inspected in years. Signs such as soggy ground over the drain field, slow drains or odors can point to trouble. An inspection gives everyone involved a clear picture before money changes hands.

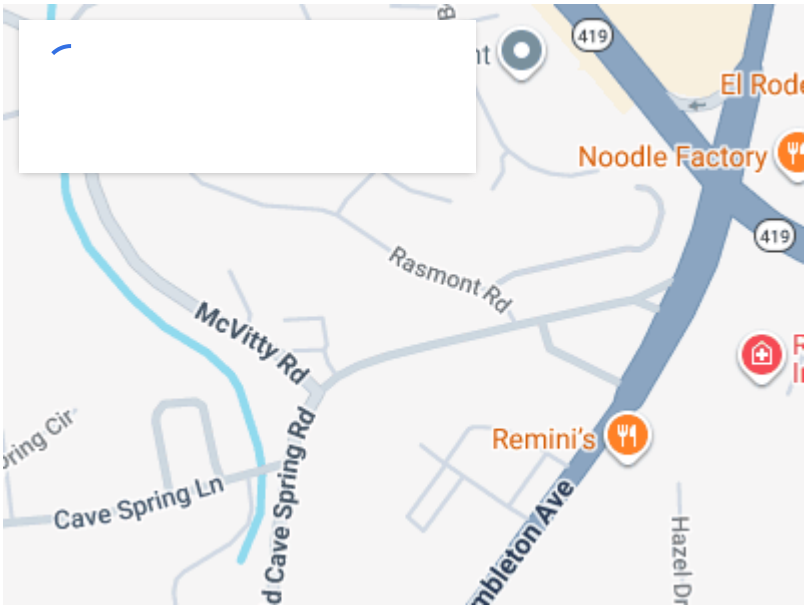
These reports pair naturally with a wood destroying insect inspection. Rural homes often have crawl spaces, outbuildings, wooden decks and wooded lots that bring termite and carpenter ant pressure, so it makes sense to evaluate everything at once. If treatment is needed, Perdue's termite elimination comes with renewable annual warranties.

To arrange water testing, a septic inspection report or a full real estate inspection package in the Roanoke Valley or at 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.