Owning rental property in the Roanoke Valley means juggling maintenance calls, tenant turnover and the occasional surprise. Pest complaints are among the most stressful because they can sour a tenant relationship quickly and, left unchecked, spread to neighboring units. Perdue Exterminators works with landlords and property managers across Roanoke, Salem and Vinton, offering residential and commercial pest control solutions from a local, family owned company that has been in business since 1969.

Rental properties face their own pest patterns. Student rentals near Roanoke College in Salem and around Hollins see frequent move ins *Click here for info* and move outs, which brings bed bugs in luggage and secondhand furniture. Older homes divided into apartments in Old Southwest and Gainsboro have shared walls and plumbing chases that let German cockroaches travel between units. Single family rentals with crawl spaces deal with termites, crickets and mice like any other house in the valley.

Bed bugs are often the most urgent call. Perdue starts every bed bug case with a free inspection and consultation, confirming the problem and **pest control company Roanoke** how far it has spread before treatment. That matters for landlords, because a quick, accurate answer helps resolve disputes about where an infestation came from and keeps it from reaching other units. The company aims for a quick, affordable and effective solution.

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



Protecting the Property Itself

Termites are a long term threat to rental investments. Perdue's termite elimination comes with renewable annual warranties, keeping a professional eye on the structure year after year even as tenants come and go. Rodent control uses baits and traps that do not rely on toxic poisons, which is a practical choice when tenants have pets or young children.

Turnover is a good time for preventive work. Between tenants, a technician can inspect for activity, treat as needed and point out gaps, moisture problems or conditions that should be fixed before the next lease begins. Perdue also helps eliminate and control crawl space mold, which can be a recurring complaint in older Roanoke rentals.

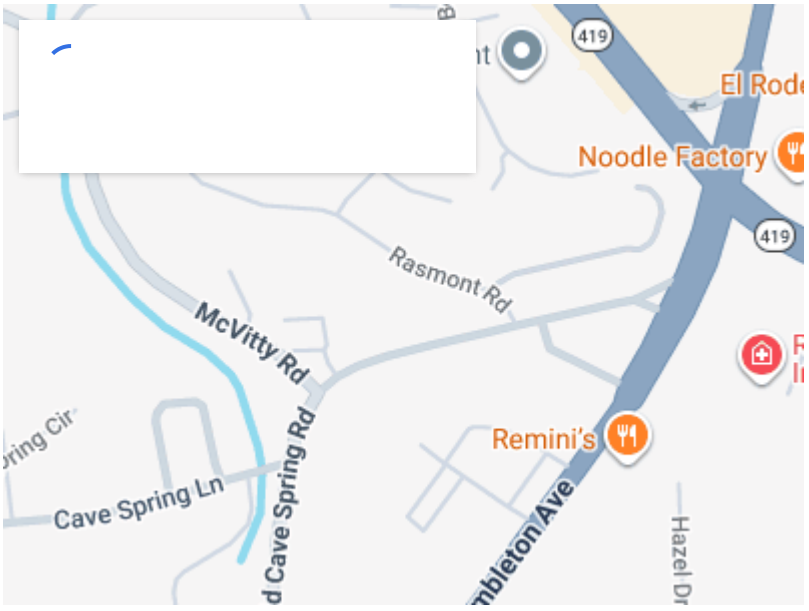
For investors buying new properties, wood destroying insect reports, water testing and septic inspection reports are available before closing, so you know what you are taking on.

To set up pest control for your Roanoke Valley rental properties, call Perdue Exterminators at (540) 989-8188. The office is at 4323 Old Cave Spring Rd, Roanoke, VA 24018, serving Roanoke, Salem, Vinton and Smith Mountain Lake.

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.