

Northside Plumbing & Drain

Licensed plumbers serving Portland and the surrounding metro since 2009

Service area Portland, OR and surrounding suburbs (see ZIP list below) **Office** 4218 NE Killingsworth St, Portland, OR 97218 **Phone** (503) 555-0100 **Email** hello@northsideplumbinganddrain.example **Hours** Mon–Fri 7:00 AM – 6:00 PM · Saturdays 8:00 AM – 2:00 PM · Sundays emergency calls only **Emergency line** (503) 555-0199 (24/7, leak / no-water / gas / sewer back-up) **License** Oregon CCB #198432 · Bonded and insured

We're a small family-run plumbing and drain company. Three trucks, six licensed plumbers, no salespeople. If you call us, you're talking to someone who'll be working on your house — or to the office manager who books for them. We've been in the neighborhood since 2009 and we'd like to be around for the next twenty years, which is most of why we run the business the way we do.

What we do

Residential and small-commercial plumbing and drain work. Repairs, installs, and maintenance — emergency or scheduled. We don't do new construction. We don't do whole-house repipes on commercial buildings. We don't do septic. Anything else plumbing-related, we can probably help with; if we can't, we'll tell you who can.

Our services group into four buckets:

- **Drain & sewer.** Drain unclogs, sewer-line camera inspections, sewer-line repair and replacement, hydro-jetting, root removal.
- **Water heaters.** Tank and tankless installs, repairs, sediment flushes, expansion-tank replacement, anode rod swaps.
- **Repairs.** Leaks, low water pressure, running toilets, dripping faucets, garbage disposals, frozen pipe thaws.
- **Installs & remodels.** Fixture installs (faucets, toilets, sinks, showers), gas line work (water heater, range, BBQ), water softeners, whole-house filtration, kitchen/bath remodel rough-in.

We're a Bradford White and Rinnai authorized installer for water heaters. We mostly use Moen and Kohler fixtures because they're easy to get parts for ten years from now.

Services and typical pricing

Plumbing pricing depends on access, severity, materials, and how long the job actually takes. The ranges below are what most jobs of each type fall within — your specific quote depends on what we find when we look. We don't quote binding prices over the phone or in chat; we quote at the property, in writing, before we start work.

All quotes are free. We don't charge a diagnostic fee on top of a job we end up doing. If we come out and you decide not to proceed, there's a \$79 trip fee.

Drain & sewer

Service	Typical range	Notes
Basic drain unclog (sink, tub, toilet)	\$150 – \$300	Snaked from the closest cleanout. Cost depends on access.
Main line clog	\$300 – \$550	Snaked from the main cleanout. Includes basic camera check after.
Sewer camera inspection	\$250 – \$400	Standalone inspection with recorded video. Free if it's part of a clog job.
Hydro-jetting	\$450 – \$900	For grease, scale, or recurring clogs that snaking won't fix.
Spot sewer repair (excavation)	\$2,800 – \$6,500	Single-point dig. Excludes city permit, restoration.
Sewer line replacement (trenchless)	\$8,000 – \$18,000	50–80 ft line. Excludes city permit, restoration.
Root removal (mechanical)	\$350 – \$650	Includes camera follow-up.

Water heaters

Service	Typical range	Notes
Tank water heater install (40–50 gal)	\$1,800 – \$2,800	Standard gas, comparable replacement. Includes haul-away.
Tankless water heater install	\$4,200 – \$7,500	Gas. Includes flue and gas-line resize if needed.
Water heater repair	\$250 – \$600	Diagnostic + common parts.
Sediment flush	\$150 – \$250	Annual maintenance, extends tank life.
Anode rod replacement	\$200 – \$350	Major lifespan extender for hard-water households.
Expansion tank replacement	\$250 – \$400	Required by Oregon code on closed systems.

Repairs

Service	Typical range	Notes
Faucet repair / replacement	\$175 – \$450	Excludes the faucet itself if you want a specific model.
Toilet repair (running, leaking)	\$150 – \$350	Most issues are flapper, fill valve, or wax ring.

Service	Typical range	Notes
Toilet replacement	\$350 – \$700	Includes haul-away and new wax ring. Excludes the toilet.
Garbage disposal install	\$300 – \$500	Excludes the disposal unit.
Leak repair (accessible)	\$200 – \$500	Under-sink, exposed pipe, accessible joint.
Leak repair (in-wall or slab)	\$650 – \$2,500	Includes drywall opening; restoration is separate.
Low water pressure diagnostic	\$175 – \$350	Often a PRV or a partially closed valve; sometimes municipal.
Frozen pipe thaw	\$250 – \$500	Per location, no damage. With burst pipe, see leak repair.

Installs & remodels

Service	Typical range	Notes
Fixture install (faucet, sink, toilet)	\$250 – \$650	Per fixture, customer-supplied unit.
Shower / tub valve install	\$650 – \$1,500	Includes rough-in if accessible.
Gas line — appliance hookup	\$350 – \$750	Water heater, range, dryer, BBQ.
Gas line — new run	\$850 – \$2,500	Depends on length and route. Requires permit and inspection.
Water softener install	\$1,400 – \$2,800	Excludes the softener itself if customer-supplied.
Whole-house water filter install	\$900 – \$1,800	Cartridge or carbon, excludes the unit.
Bath / kitchen remodel rough-in	Quoted per project	Estimates after a site visit, typically \$2,500 – \$9,000.

Service area

We serve the Portland metro and a defined ring of close-in suburbs. Standard service-call rates apply within the ZIP codes below; properties outside this list may still be serviceable but at a higher travel rate — please call to confirm.

Standard service area (ZIP codes):

97201, 97202, 97203, 97204, 97205, 97206, 97208, 97209, 97210, 97211, 97212, 97213, 97214, 97215, 97216, 97217, 97218, 97219, 97220, 97221, 97222, 97223, 97225, 97227, 97229, 97230, 97231, 97232, 97233, 97236, 97239, 97266 (Portland and inner-ring suburbs)

97005, 97006, 97007, 97008 (Beaverton)

97062, 97223, 97224 (Tigard)

97034, 97035 (Lake Oswego)

Extended area (call to confirm rates):

Tualatin, West Linn, Milwaukie, Oregon City, Hillsboro, Gresham.

Outside our area: Vancouver WA (we're not Washington-licensed), Salem, anywhere coastal. We're happy to recommend a colleague.

How quoting and booking works

We try to keep this simple. Here's how it goes from your first call to the work being done.

1. **You call, message, or use the assistant on the website.** Tell us what's happening, where you are, and how urgent it is.
2. **We give you a same-day or next-business-day visit slot.** If you're outside our standard area, this may take a day longer.
3. **We come out for a free quote.** We look at the job, ask questions, and put a written estimate in your hand or by email — usually within an hour of the visit.
4. **You decide whether to proceed.** No pressure. If you proceed, we can often do the work that day for smaller jobs, or schedule it within a week for bigger ones. If you don't, there's a \$79 trip fee.
5. **We do the work.** You only pay the final invoice after the job is done and you've signed off.

What we *can* quote remotely. Standard services with clear scope — annual water-heater sediment flush, a single faucet swap, an anode rod replacement. We'll give you a price range and a typical timeline before we leave the office.

What we *can't* quote remotely. Anything involving access we haven't seen — drain clogs (depends on where the cleanout is), in-wall leaks, sewer line issues, anything in an old crawl-space. We won't guess at a price without seeing it.

Emergency call-outs

We answer the emergency line (503) 555-0199 24/7, 365 days. Real human, not a bot. **Genuine emergencies only:**

- **Active leak** that's flooding or damaging your property
- **No water at all** in the house
- **Sewer back-up** coming up through drains
- **Gas leak** (call us *after* you've left the property and called the gas company)

Emergency response time. We aim for under 90 minutes within the standard service area, day or night. Outside the standard area, we'll quote a realistic ETA when you call.

Emergency pricing. Add \$175 emergency-response premium to the standard service rate. After 10:00 PM on weekdays or anytime on Sundays, add \$250 instead. We don't surcharge for severity — a leak is a

leak.

If your issue isn't urgent enough to need someone at 2:00 AM, please call the office line during business hours. You'll get a better price and the same plumbers.

Common questions

Are you licensed and insured? Yes. Oregon CCB #198432, bonded, fully insured. We can email proof of insurance before any visit if your HOA or strata requires it.

Do you do free estimates? Yes, in the standard service area. If we come out and you don't proceed, there's a \$79 trip fee. If you do proceed, no diagnostic fee — the quote is included.

Will you give me a price over the phone? For standard, well-scoped jobs, yes — we'll give you a typical range. For anything we haven't seen, we won't guess. Bad remote quotes either lose us money or feel like a bait-and-switch to you. Neither one's good for the relationship.

Do you offer financing? For jobs over \$2,500, we partner with Synchrony for 12-month no-interest financing (subject to credit approval). Ask the plumber on site or the office for a link.

Do you work weekends? Yes — Saturdays 8:00 AM to 2:00 PM at standard rates. Sundays only for genuine emergencies, with the surcharge above.

Do you take credit cards? Yes — Visa, MasterCard, Discover, Amex. We also take check, ACH, and Apple/Google Pay. There's a 3% surcharge on credit cards for invoices over \$1,000 (per Oregon law disclosure: we may pass card processing fees through).

Are you union? No. Our plumbers are licensed at the journeyman level or above; two are Master Plumbers. We pay above the local prevailing wage and we don't lose people.

Do you guarantee your work? Two-year workmanship warranty on installs and repairs (excluding consumables like flappers). Manufacturer warranties apply to fixtures and equipment — we'll register them for you. If something we did fails within two years, we come back and fix it at no cost.

Can you handle very old plumbing? Yes — most of Portland's older neighborhoods are our bread and butter. Galvanized supply lines, clay sewer laterals, knob-and-tube-era homes, post-war ranches. Our plumbers know the patterns and the typical problems.

Do you do commercial? Light commercial only — small restaurants, retail spaces, multi-family up to 8 units. We don't do hotels, hospitals, large multi-family, or new construction.

Do you do septic? No — call Sanderson Septic Service (we recommend them; not affiliated).

What we can help you with

Our website and the assistant on our website can answer questions about:

- Our services and the kind of work we do (and don't)
- Our service area (and what's outside it)
- Typical pricing ranges by service type

- How quoting, booking, and emergency calls work
- Our warranty, licensing, and insurance
- Hours, contact methods, and how to reach us in an emergency
- Common plumbing questions homeowners ask

What we can't help you with directly

- **We can't give you a binding price.** Estimates require a site visit. The assistant can share typical ranges, but a real quote happens in person, in writing.
- **We can't process payments or accept deposits through chat.** Payments happen at job completion via card, check, ACH, or financing.
- **We can't give you a precise ETA for non-emergency jobs.** We can confirm the day, sometimes a half-day window, but exact times depend on what the day's earlier jobs look like.
- **We can't dispatch a plumber from chat.** A real human in the office books every visit. If you need help right now, please call (503) 555-0100 for office hours or (503) 555-0199 for emergencies.
- **We can't diagnose your plumbing issue from a chat description.** We can suggest what's likely going on and what to expect from a visit, but the diagnosis happens on site.
- **We can't help with septic systems, new construction, or work outside Oregon.** See above.

If you're asking about something outside the above, the fastest path is to call us directly:

- **Office (business hours).** (503) 555-0100
- **Emergencies (24/7).** (503) 555-0199
- **Email.** hello@northsideplumbinganddrain.example
- **In person.** 4218 NE Killingsworth St, Portland, OR 97218

A little background

The company was started in 2009 by Marcus Halloran, a third-generation plumber who'd spent the previous twelve years working for one of the big regional outfits and got tired of how they treated customers. The premise was — and is — that you can run a good plumbing business by doing the work properly, charging fairly, and not pressuring people into things they don't need. We have six plumbers now and three trucks; we hope to grow a little more but not too much. Two of the current plumbers were Marcus's apprentices and have been with us their whole careers.

We're proud of being the people the neighborhood calls back. Most of our work is repeat customers and their referrals.

This guide last updated 2026. Pricing ranges and policies may change — please call the office for current information.

Disclaimer: Northside Plumbing & Drain and the supporting materials in this document are fictional and created solely for demonstration purposes. Any resemblance to real organizations, license numbers, or contact details is unintended.