

# John Wade

Property Maintenance Technician | Multifamily & Corporate Housing

■ Portland, OR | ■ (360) 674-9174 | ✉ ■ jwade83@gmail.com

## Professional Summary

Experienced Property Maintenance Technician with 6+ years maintaining multifamily, corporate housing, and senior living properties. Skilled in plumbing, electrical, HVAC basics, appliances, and turnovers. Proven record of delivering rent-ready units, preventative maintenance programs, and on-call emergency response with 99% first-call resolution. Recognized for tenant-friendly communication, vendor coordination, and compliance with landlord-tenant and safety standards.

## Core Competencies

- Plumbing, Electrical & Appliances – locks, water heaters, motors, fans
- Preventative & Emergency Maintenance – inspections, seasonal prep, on-call response
- Property Turnovers & QA – rent-ready units, corporate housing (Zeus Living, Bungalow)
- Smart Tech & Safety Systems – 500+ installs, senior living sensors, medical alerts
- Vendor & Tenant Communication – warranty coordination, documentation, property management software

## Professional Experience

### Property Maintenance Technician | Independent Contractor – Multifamily, Corporate Housing, Senior Living

Seattle, WA | 2019–Present

- Maintained 200+ residential and multifamily units with consistent 5-star tenant satisfaction.
- Delivered rent-ready turnovers within 10 days for luxury corporate housing (Zeus Living, Bungalow).
- Performed preventative maintenance programs and inspections, reducing emergency calls by 40% and extending equipment lifespan.
- Provided on-call emergency response with rapid diagnostics; achieved 99% first-call resolution.
- Installed and troubleshooted 500+ smart home systems (Ring, Nest, Arlo, Ecobee) with zero repeat service calls.
- Completed multi-trade repairs including plumbing, electrical, appliances, drywall, and painting.
- Coordinated vendor/manufacturer escalation including warranty verification and replacements; documented in property management systems while adhering to safety and landlord-tenant compliance standards.
- Implemented safety systems in senior living facilities with staff training.

## Key Achievements

- 500+ Smart Home Installations – Zero repeat service calls
- 1,200+ Five-Star Reviews – Top 5% repeat-client ranking
- 99% First-Call Resolution – Minimized tenant disruption
- Rent-Ready Turnovers – Units prepared within 10 days for corporate housing