

John Wade

Property Maintenance Technician | Multifamily & Corporate Housing
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Professional Summary

Property Maintenance Technician with 6+ years of experience across multifamily, corporate housing, and senior living environments. Skilled in plumbing, electrical, HVAC basics, appliances, turnovers, and preventive maintenance. Proven success in reducing emergency calls, delivering rent-ready units, and supporting smart home and safety system installs. Strong record of vendor coordination, documentation, and compliance with landlord-tenant and safety standards.

Core Skills & Competencies

- Plumbing: faucets, supply lines, water heaters, garbage disposals
- Electrical: outlets, switches, GFCIs, light fixtures, continuity testing
- HVAC Basics: filters, motors, fans, seasonal maintenance
- Appliances: dishwashers, microwaves, refrigerators, washers/dryers
- Carpentry & Repairs: cabinets, doors, shelving, drywall, painting
- Preventive & Emergency Maintenance: inspections, seasonal prep, on-call response
- Property Turnovers & QA: rent-ready units, corporate housing staging
- Smart Home Systems: Ring, Nest, Arlo, Ecobee (500+ installs)
- Safety & Senior Living Systems: sensors, medical alerts, fall detection
- Vendor & Tenant Communication: warranty coordination, reporting, property management software

Professional Experience

Independent Contractor — Multifamily, Corporate Housing, Senior Living
Seattle, WA | 2019 – Present

- Maintained 200+ residential and multifamily units; delivered consistent 5-star tenant satisfaction.
- Completed 500+ smart home installs (Ring, Nest, Arlo, Ecobee); zero repeat service calls.
- Delivered rent-ready turnovers within 10 days for corporate housing and luxury rentals.
- Reduced emergency calls by 40% through preventive maintenance programs and inspections.
- Performed multi-trade repairs: plumbing, electrical, appliances, drywall, and painting.
- Coordinated warranty replacements and vendor escalations; documented work in property management systems.
- Installed safety systems in senior living facilities and trained staff in proper use.

Key Achievements

- 99% First-Call Resolution — minimized tenant disruption.
- 500+ Smart Home Installations — completed across multiple ecosystems.
- 1,200+ Five-Star Reviews — ranked in top 5% for repeat-client relationships.
- Rent-Ready Turnovers — delivered within 10 days for corporate housing.

Education

Bachelor of Arts – Comparative History of Ideas
University of Washington, Seattle, WA