



MICHAEL HARRIS

Maintenance Technician

CONTACT INFORMATION



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Charlotte, NC 12345

KEY SKILLS

- HVAC diagnostics and refrigerant recovery
- Plumbing repair (PEX, copper, drain clearing)
- 120/240V residential electrical
- CMMS: UpKeep, Yardi Maintenance, AppFolio
- Preventive maintenance scheduling
- Make-ready and turn work
- Pool chemistry and CPO basics
- Vendor coordination
- Lockout/tagout, OSHA 10

ABOUT ME

Maintenance technician with 7 years across multifamily housing and light industrial sites. Strong on HVAC diagnostics, plumbing repair, and PM scheduling using CMMS platforms. Known for closing work orders same day and keeping resident complaints low.

PROFESSIONAL EXPERIENCE

Lead Maintenance Technician

Harborline Residential Group, Charlotte, NC | 2021 - Present

- Manage HVAC, plumbing, electrical, and appliance repair across a 312-unit garden-style property; close roughly 40 work orders per week with a same-day rate near 78 percent.
- Built a preventive maintenance calendar covering coil cleanings, dryer vents, and water heater flushes, which cut emergency after-hours calls by about a third.
- Train 2 junior techs on EPA 608 refrigerant handling and lockout/tagout procedures.
- Coordinate with vendors on roofing and pool work, keeping projects within the property R and M budget each year.

Maintenance Technician II

Piedmont Commercial Realty, Greensboro, NC | 2018 - 2021

- Serviced a 4-building office complex (around 220,000 sq ft) including rooftop units, VAV boxes, and BAS alerts through Johnson Controls Metasys.
- Replaced 18 condenser fan motors and 6 compressors over two summer seasons with no recurring callbacks.
- Logged labor, parts, and downtime in UpKeep CMMS; helped the property manager flag two chronic chillers that justified capital replacement.
- Backed up the chief engineer on weekend on-call rotation.

EDUCATION

HVAC Certificate, Central Piedmont Community College, 2017

EPA 608 Universal Certification, 2017

NC State Electrical Apprenticeship Card (active)