

JOSHUA D. CRUBAUGH

FACILITIES MAINTENANCE • APARTMENT TURNS • MECHANICAL REPAIR • HOME RENOVATION

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PROFESSIONAL PROFILE

Hands-on maintenance and mechanical professional with practical experience in facilities upkeep, apartment and rental-property maintenance, home renovation, unit turns/make-ready work, mechanical repair, and troubleshooting. Experienced with carpentry, drywall, painting, flooring, doors and hardware, basic plumbing and electrical repairs, fixture replacement, preventive maintenance, automotive repair, and small equipment. Comfortable identifying the cause of a problem, completing practical repairs, and checking the finished work for safe, reliable operation. An A.S. in Information Technology also supports maintenance work involving electronic controls, diagnostic tools, connected equipment, and computer-based systems.

FACILITIES, APARTMENT & RENOVATION SKILLS

- **Facilities & Property Maintenance:** Routine inspections, corrective and preventive maintenance, work orders and service requests, punch lists, common-area upkeep, safety checks, and prioritizing urgent repairs
- **Apartment Turns / Make-Ready:** Move-out inspections, repair lists, wall patching, painting and touch-up, fixture replacement, hardware adjustment, caulking, minor repairs, and final make-ready checks before occupancy
- **Home Renovation & General Repair:** Demolition and removal, repair planning, wall and trim work, fixture updates, finish repairs, room refreshes, minor remodeling, and repair of damaged or worn areas
- **Carpentry & Finish Work:** Measurement and layout, cutting and fitting, trim and molding, shelving, cabinets and hardware, doors, jambs, hinges, handles, locks, fastening, alignment, and minor framing-related repairs
- **Drywall, Paint & Surface Repair:** Drywall patching and repair, joint compound, sanding, surface preparation, caulking, priming, painting, touch-up, trim finishing, and wall repairs
- **Plumbing Maintenance:** Leak identification, faucets and fixtures, supply and drain connections, toilets, traps, shutoff valves, disposals, clogs, sealing, and replacement of basic plumbing components
- **Electrical & Lighting Maintenance:** Basic electrical troubleshooting, switches, receptacles, light fixtures, bulbs, breakers/fuses, wiring and connector inspection, smoke/CO detectors, and identifying work that requires a licensed electrician
- **Appliances & Fixtures:** Basic troubleshooting and minor repair, installation and replacement, hardware and connection checks, leveling and fitment, and determining when replacement is more practical than repair
- **HVAC & Building Systems:** Filter changes, thermostat and airflow checks, condensate drain checks, visual equipment inspection, basic symptom troubleshooting, and identifying work that requires licensed HVAC/refrigerant service
- **Doors, Windows & Security Hardware:** Door alignment, hinges, handles, locks, latches, weatherstripping, seals, window operation, hardware replacement, and adjustment
- **Flooring, Tile & Interior Finishes:** Flooring removal and repair support, transitions and trim, basic tile and grout repair, caulking, surface preparation, and finish repairs
- **Exterior & Grounds Support:** Exterior inspections, minor repairs, fastening, weatherproofing and sealing, debris and hazard checks, basic grounds upkeep, and reporting structural or specialty-trade issues

MECHANICAL, EQUIPMENT & TROUBLESHOOTING SKILLS

- **Mechanical Diagnostics:** Diagnosing noise, vibration, looseness, leaks, wear, intermittent faults, alignment and fitment issues, temperature changes, and likely component failures through inspection and testing
- **Preventive Maintenance:** Routine inspections, lubrication, wear checks, fastener and fluid checks, early fault detection, parts planning, maintenance scheduling, and post-service checks
- **Automotive & Equipment Repair:** Brake-system service, suspension/chassis work, battery and starting/charging diagnosis, cooling-system maintenance, ignition service, fluid checks, small-engine/powersports troubleshooting, chains/sprockets, mounts, bearings, and related mechanical repairs
- **Tools & Shop Practices:** Hand and power tools, drills/drivers, impact tools, saws, grinders, torque wrenches, jacks and stands, sockets, fastener extraction/service, ladders, measurement tools, basic electrical test equipment, and diagnostic scan tools
- **Fabrication & Problem Solving:** Measurement, CAD and 3D printing, custom repair components, fit validation, reinforcement ideas, parts and specification research, and adapting repairs to limited access or real-world conditions
- **Technical / Digital Support:** Windows systems, mobile and computer-based diagnostic tools, electronic documentation, researching specifications and service procedures, and troubleshooting equipment where mechanical and electronic systems interact

APPLIED MAINTENANCE & RENOVATION EXPERIENCE

Relevant experience is grouped by technical function to emphasize directly applicable hands-on capabilities.

- Performed general property repairs by identifying the problem first, completing the repair, and checking the result before closing the job.
- Completed renovation and repair work involving demolition and removal, drywall, painting, trim and hardware, fixtures, doors, cabinets, shelving, flooring, sealing, caulking, and punch-list items.
- Completed apartment and rental-property make-ready work by inspecting units, correcting safety and function issues, repairing damage, restoring finishes and fixtures, and completing final checks before occupancy.
- Troubleshoot common plumbing, electrical, lighting, appliance, hardware, and building-component problems and identified work that required a licensed or specialty trade.
- Evaluated leaks, noise, vibration, looseness, misalignment, damaged hardware, worn parts, electrical symptoms, airflow concerns, and intermittent operation to narrow down faults before repair.
- Used hand and power tools for removal, cutting, drilling, fastening, fitting, adjustment, repair, and installation while protecting surrounding finishes and maintaining a safe work area, including in occupied properties.
- Researched specifications, parts compatibility, materials, service procedures, tool requirements, and repair sequences to reduce rework and unnecessary parts replacement.
- Recorded problems, materials or parts needed, repair steps, corrective actions, and final results in clear work-order notes for follow-up or handoff.

SELECTED TECHNICAL & MECHANICAL PROJECT WORK

- **Property Repair & Improvement:** Completed hands-on renovation and repair work involving drywall, paint, trim, hardware, fixtures, doors, basic plumbing and electrical tasks, installation, and finish work.
- **Automotive Systems Troubleshooting:** Diagnosis and maintenance across braking, suspension, chassis, starting/charging, cooling, ignition, and automotive A/C systems, with emphasis on finding the cause before replacing parts.
- **Small-Engine / Powersports Repair:** Diagnosed drivability and mechanical issues involving carburetion, chains and sprockets, wheel/bearing concerns, exhaust hardware, mounts, and mechanical adjustment.
- **CAD & 3D Printing:** Designed and produced custom mechanical components for repair and reinforcement use cases, combining measurement, CAD modeling, fit validation, and iterative problem solving.
- **Cross-Discipline Diagnostics:** Used the same troubleshooting approach across buildings, mechanical systems, electronics, computers, vehicles, and equipment.

EDUCATION & CERTIFICATIONS

- **A.S. in Information Technology** — Keiser University, Melbourne, FL — GPA 3.78; Dean's List; Phi Theta Kappa National Honor Society
- **CompTIA Healthcare IT Technician (HIT)**
- **Project Management Professional (PMP®)** — PMP No. 736828 | Original Grant: 02/02/2025 | Expiration: 02/02/2029
- **OSHA & CPR Certified**