LEVEL WITH YOU
Home Repair and Renovation Specialist
Toronto, ON
levelwithyou.ca

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PROFESSIONAL OVERVIEW

Reliable and detail-oriented home repair and renovation specialist providing construction, repair and maintenance services to homeowners and property management companies across Toronto. Available as a dedicated maintenance technician for property portfolios. Combines hands-on experience in rough-in carpentry, drywall, tile and concrete with clear communication and documentation. Years of experience working independently.

SERVICES

- **Carpentry:** framing, trim, doors, railings, closets, shelving and custom installations
- **Drywall:** patching, water damage repair, installation and finishing
- **Tile:** floors, walls, backsplashes and showers, shower waterproofing, and grout repair
- **Flooring:** hardwood, laminate and vinyl installation and repair, heated flooring installation
- **Painting:** interior and exterior, including surface preparation
- **Concrete:** steps, footings, retaining walls
- **Exterior:** pavers, fences and gates
- **Doors & windows:** installation, adjustments, repairs, weatherstripping and caulking
- **Fixtures:** fixture installation and replacement, mounting vanities and mirrors
- **Hardware:** locks, hinges, door levers, pulls, pocket doors
- **Inspections:** condition assessments and repair recommendations
- **Wiring**: basic lighting, smoke alarm and receptacle replacement

GENERAL CONTRACTOR, FULL RESIDENTIAL RENOVATION (2016 - 2017)

- Managed the permit process for building, HVAC and plumbing approvals, including a structural report and road allowance permit
- Led a minor variance application to the Committee of Adjustment. The Committee refused the side yard setback variance and approved three others.
- Appealed the refused variance to the Ontario Municipal Board with a revised setback proposal. Won the appeal.
- Resolved a setback error originating in the architectural drawings by coordinating the revised design and appeal with the architectural designer.
- Coordinated contractors and trades across the full scope of work

DOCUMENTATION AND COMMUNICATION

- Proficiency with Microsoft Office Suite (Word, Excel, Outlook)
- Clear written quotes and line-item invoices

- Arrival confirmation and progress updates for owners and tenants
- Maintenance records organised for property files and insurance purposes

SELECTED PROJECTS

- Formed and poured concrete steps and landing
- Prepared footings for a poured concrete retaining wall with weeping tile drainage
- Full apartment renovation: framing, drywall, tiled shower and floors, subfloor preparation and channel work for electric floor heating under LVT (electrical installation by licensed electrician), doors, trim, closets, painting, kitchen cabinet installation with glass tile backsplash, and bathroom and kitchen ventilation ductwork
- Shed built from the ground up: framing, sheathing, roofing and siding

ADDITIONAL WEB AND DIGITAL BACKGROUND

Web developer and administrator at P&B Marketing Ltd., Toronto (2014 to present). Built responsive registration sites for real estate developers in the GTA, including a multilingual registration microsite that generated 11,000+ international leads. Hand-coded and deployed HTML email campaigns. Produced multimedia content, floorplans and property photography.

- Website development and maintenance
- Property photography, editing and before-and-after documentation
- Floorplans and property layout drawings (Adobe Illustrator)
- Listings, vacancies, and tenant communication (see example)
- Multimedia: videography and editing for social media and web, 2D animation (Adobe Photoshop, Premiere, Animate, After Effects)

See jmckean.ca for more information.

* References available upon request.