

**JAMES M. TRUSTY** Ho. 513-351-5947  
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## **PROFILE**

*A construction professional with over twenty two years of applied experience in the commercial, residential, and field construction industries.*

*Results-driven, self-motivated, and team-oriented.*

*Expertly skilled in Labor and Project Management, Site Development, and Construction, new and renovation.*

*Extensive Background in Job Layout, Framing, Plumbing, and Electrical. Skilled in establishing professional relationships, communication techniques, and organization.*

## **EMPLOYMENT**

### **Building Inspector, City of Cincinnati 2006- Present**

Building code enforcement, Follow up on complaints, inspect housing issues, enforce building codes, work with communities to enhance better housing.

### **Builder, Schumacher Homes 2006 - 2006**

Builds assigned homes within time, cost, quality and satisfaction standards. Daily job scheduling, home site inspections.

Inspect each assigned job a minimum of 2 times per week.  
Participate in monthly Construction & Safety Training Meetings held by Operations.

Ensure all vendor/trade policies are adhered to on assigned job sites.  
Responsible for following all job site rules per company safety program, training and documentation at the Company level.

### **Wayne Homes by Centex Homes Estimator II 2004 - 2005**

Quantity take-offs, estimates, record management.

Established and maintained a value engineering procedure for estimates.  
Performed efficiently in a deadline-oriented environment, utilizing minimum, comparative and differential estimating techniques.

Executed and maintained the field audit process plus verification of quantities.  
Reduced variance costs by 35% to the average budget through research and cost saving techniques.

**Customer Service Manager, Wayne Homes by Centex 2003 - 2004**

Responsible for providing leadership to the Customer Care Team and Warranty Services.

Achieved monthly productivity, customer care, and satisfaction goals.  
Liaison for all trade contractors, construction crews, sales associates, and homeowners.

Implemented quality control programs, monitored productivity, organized team meetings, and resolved conflicts.

Human Resource activities including recruiting, training, and development of all Customer Care representatives and cross-functional training of Trade Contractors.

**Operations Manager, Divisions Inc. Maintenance Group 2002 - 2003**

Negotiated, set up, trained, and maintained records for over twenty-five contractors.

Managed contractors and employees to ensure successful completion of projects.  
Handled administrative tasks including A/R, A/P, and pricing.

**Construction and Facility Maintenance 1988 - 2003**

Performed a variety of construction tasks starting as a general laborer and advancing to foreman for such companies as D.A.G., L.B. Const., and R.L. Trammel.

Worked in facilities maintenance with such companies like Wallick Properties, Towne Properties, and Duke Property Management.

**EDUCATION**

Withrow High School 1983 - 1985

HVAC Mechanical Training - Live Oaks Vocational

Field Managers Training, Estimating 102 - Texas University

Record Keeping - OSHA

Management Training - America Management Association

International Code Council, (Certified Commercial Building inspector)

State of Ohio Board of Building Standards, (Certified Residential Building Inspector)