



JOB DESCRIPTION

Maintenance Technician 3

Overview

A Maintenance Technician, Level 3, provides first-call maintenance and support for a wide variety of jobs and problem situations involving single-and multi-family housing and commercial properties. Tech 3's possess a broad range of skills and typically work alone and unsupervised in occupied or unoccupied rental units. They often perform different jobs at many locations in a day. The ideal Tech 3 should possess the following qualities and attributes:

Personal Characteristics

- Self-starter, self-motivator; organized and efficient; not a procrastinator
- Courteous, polite, direct, honest and confidence-inspiring
- Willing to report successes or mistakes; willing to call for help
- Good communicator; unafraid to make or receive a phone call
- Eager to learn new jobs, equipment and skills
- Good judgment; knows when a job exceeds knowledge, tools or available time
- Can hear, read, write and speak English; bi-lingual in Spanish a plus
- Able to lift heavy loads, crawl into tight spaces, climb ladders and work in difficult spaces
- Wears neat, clean, functional clothes which would not offend a typical client
- Does not wear body-piercing ornaments, strange hair styles, excessive tattoos, offensive insignia

Job Skills

- Light carpentry: Walls, floors, ceilings, doors, cabinets, trim, gutters, siding, carpet
- Plumbing: All aspects, including faucets, drains, tubs, toilets, water heaters; boilers a plus
- Electrical: Outlets, switches, fixtures, breakers, fuses, GFIs
- HVAC: Basics of heat pumps, furnaces, wall air conditioners, A/C-heaters; chillers a plus
- Drywall: Removal, replacement, taping, mudding, sanding, spot repairs
- Painting: Preparation, tools, oil/latex paint, stain killing agents, solvents, application, clean-up
- Masonry: Light concrete, mortar, ceramic tile
- Appliances: Stoves, refrigerators, garbage disposals, dishwashers, washers, dryers, ducting
- General maintenance: Locks, knobs, hinges, hardware, windows, weather seals & more
- Upkeep: Able to trash out/ clean rental units, commons or grounds with effective tools & methods

Experience and Requirements

- Three years of experience working in a multi-family housing environment
- Working knowledge of Fair Housing Rules and Lexington-Fayette County Tenant-Landlord Act
- Must have a clean Department of Motor Vehicles record & a dependable vehicle with insurance
- No criminal record
- Own tools adequate to perform work in the Job Skills section
- Own and know how/ when to use Personal Protection Equipment (PPE)
- Own and willing to carry a working cell phone/ pager at all times and respond to calls promptly
- Willing to be on-call for after-hours, weekend, holiday emergencies
- Type of background checks to expect: Credit, criminal, past employment & DMV

Contact Information

Salary / wage depends on candidate's proximity to requirements. Contact Tim Scott by email at tim@mpmllex.com or fax at 859-373-0428. Send resume and references. Please do not call.