

JOB DESCRIPTION

Job Title: Maintenance and Repair Workers, General

Department: Maintenance

FLSA Status: non-exempt

Minimum Eligibility Requirements:

- Knowledge of building and grounds maintenance and operations functions, building codes, building energy conservation techniques and related regulations
- Basic computer knowledge
- Basic knowledge of EPA, OSHA and HUD related codes and practices
- Must be capable of utilizing a variety of tools associated with the trades
- Must have a valid driver's license and be 21 or older
- Ability to remain calm under stressful situations
- Effective and clear communications with residents, resident families and staff
- Must be able to pass criminal and drug background tests as required by Bureau of Licensing and corporate policies
- Must be able to work respectfully and compassionately with older adults

Essential Functions:

- Comply with the Idaho State and County Regulations, CDAH Management LLC policies and procedures
- Meet customer service standards in a friendly, helpful and courteous manner
- Complete renovation of vacant apartments to include but not limited to the following: Painting, Vinyl Flooring, Laminated Counter Tops, Carpet, Plumbing Fixtures, Repair Walls and other Fixtures, Doors, and Minor Electrical Work
- General inside maintenance associated with electrical, hot water, plumbing, hanging resident pictures and fixtures, smoke detectors, light bulb replacement, general carpentry, painting, etc. on a daily basis
- Resolve problems associated with HVAC, refrigeration equipment, boilers, elevators, or call appropriate vendor for repair
- Perform fire drills, check fire extinguishers, maintain emergency exit and fire equipment
- Work with vendors and inspectors as required
- Ground maintenance to include but not limited to the following: Sprinklers, Parking Stakes, Signs, Lawn, Trees, Shrubs, Flower Garden with associated yard equipment and maintenance of equipment
- Weekly rotation of "On Call"

Training:

- Attend all required in-service training

Working Conditions (travel, hours, and environment):

- Ability to work on a dedicated schedule

Physical /Sensory Requirements (with or without the aid of mechanical devices.)

- Medium work- Ability to exert 20-50 pounds of force occasionally, and/or 10-25 pounds of force frequently, and/or greater than negligible up to 10 pounds of force constantly to lift, carry, push, pull, or otherwise move objects
- Long periods of standing and walking with occasional sitting
- Frequent bending, stooping, squatting and reaching
- Occasional twisting and kneeling

Compensation:

- Compensation DOE. Benefits include paid vacation, sick leave, health insurance, 401k, health club membership