POSITION: PAINTER

REPORTS TO: LEAD MAINTENANCE TECHNICIAN AND MANAGER

The purpose of this job description is to communicate the responsibilities and duties associated with the position of PAINTER. While the following information should be considered a comprehensive description of this position, it should also be noted that some responsibilities and duties may not be specifically addressed.

Every person is expected to perform any reasonable task or request that is consistent with fulfilling company objectives.

It is imperative that you review these duties, skills and physical requirements closely and that you understand that by signing the Job Description Acknowledgment, you are verifying that you can perform all the duties, have the skills and possess the physical abilities that are necessary to perform the job as described.

JOB BRIEF: In coordination with the manager and the senior maintenance technician, the PAINTER’S primary responsibility is to ensure that all vacated apartments are painted to “market ready” status in a timely manner and according to the manager’s timetable.

DUTIES AND RESPONSIBILITIES

• Conduct all business in accordance with company policies and procedures, state and federal laws; e.g., OSHA, ADA, Fair Housing, etc.

• Inspects and paints vacated apartments and completes required forms in regard to painting.

• Routinely performs the following duties in order to restore apartment to "market ready" status:
  • Communicates with manager concerning particular apartments that need painting in order of priority.
  • Works at a pace which will leave enough time for other maintenance personnel to complete their functions in the make-ready process.
  • Reports to manager when paint and/or supplies are low to avoid depletion.
  • Repairs holes in walls, cauls tubs, repairs ceramic tile.
  • Performs all tasks in a neat and efficient manner. This includes cleaning all brushes, rollers and equipment and returning said equipment to their designated storage facility at the end of each day.
  • Wears uniform as instructed by manager which may include providing your own painter's whites.
  • Uses protective equipment when necessary following all safety procedures.
  • Performs other work duties as directed by manager.
QUALIFICATIONS

Must meet all physical requirements and be able to take direction.

Work Hours:
40 hours per week, 8:30 a.m. to 5:30 p.m., Monday through Friday. Weekly schedule may change as required. May be necessary to work weekends.

Equipment Requirement:
Required to wear back support belt and steel-toed shoes. Wear glasses and gloves as tasks dictate.

Vehicle equipped for hauling miscellaneous maintenance materials is required.

Equipment:
An employee in this position must be knowledgeable and skilled in the safe use and maintenance of cleaning fluids and tools, including mop, broom, vacuum cleaner, carpet cleaning equipment, buffer, step ladder, full ladder, hand tools, key-cutting machine, hand truck and wheelbarrow.

PHYSICAL REQUIREMENTS

- Constant need (66% to 100% of the time) to be on feet.
- Have constant need (66% to 100% of the time) to perform the following physical activities:
  - Bend/Stoop/Squat/Kneel: Perform routine painting; pick up debris.
  - Climb Stairs: Routine painting duties require access
  - Push or Pull: Move light furniture, appliances, open and close doors, etc.
  - Reach Above Shoulder: Perform routine painting duties.
  - Climb Ladders: Perform routine painting duties.
  - Grasp/Grip/Turning: Handle painting tools and equipment.
  - Finger Dexterity: Handle painting tools and equipment.
- Lifting/carrying (supplies, paint, carpet cleaning equipment, etc.):
  - Over 100 lbs.: Rare need (less than 1% of the time)
  - 50 - 75 lbs.: Occasional need (1% to 33% of the time)
  - 25 - 50 lbs.: Frequent need (33% to 66% of the time)
  - 1 - 25 lbs.: Constant need (66% to 100% of the time)
- Writing: Inventory paint, requisition, requests, required maintenance reports.

VISION REQUIREMENTS

- Constant need (66% to 100% of the time) to notice difference between painted surfaces and unpainted surfaces. Observe areas needing attention.
- Frequent need (33% to 60% of the time) to see things clearly beyond arm's reach. Observe and assist maintenance; observe problems throughout property.

HEARING REQUIREMENTS

- Not essential. Frequent need (33% to 66% of the time) to receive instructions from residential. Written instructions should be acceptable.
SPEAKING REQUIREMENTS

- Not essential. Frequent need (33% to 66% of the time) to ask questions, request supplies. Written instructions should be acceptable.

DRIVING/TRAVELING REQUIREMENTS

- None.

WORKING ENVIRONMENT

- Indoors (66% to 100% of the time). Occasionally outdoors (1% to 33% of the time).
- Frequent exposure (66% to 100% of time) to paint or cleaning solvents, adhesives, paint fumes, etc.
- Frequent need (33% to 66% of the time) to work in awkward and confining positions.

REASONING DEVELOPMENT

- MODERATE. Must be able to apply common sense understanding to carry out simple one to two-step instructions. Deal with standardized situations with occasional or no deviations from standard procedures.