



TITLE: Painter/General Laborer
REPORTS TO: Resident Manager
JOB STATUS: Full Time, Non-Exempt (Hourly)
SALARY GRADE: 2
SALARY RANGE: \$16.56-\$24.84

POSITION SUMMARY

The primary responsibility of this position is to perform the functions of a painter. Our painters aid in the internal and external "curb appeal" of our sizeable property portfolio. Additionally, this position is responsible for performing a variety of light duties in relation to the upkeep of residential property maintenance.

ESSENTIAL FUNCTIONS

- Apply paint to surfaces including walls, floors, doors, and cabinets.
- Mixes and matches paint to ensure appropriate colors are applied.
- Cleans walls to ensure proper adherence.
- Covers surfaces with cloth or plastic to ensure protection.
- Fills cracks, holes, and joints with caulk, putty, plaster, or other fillers.
- Removes fixtures prior to painting when applicable.
- Tapes off areas when needed.
- Maintains clean, organized work areas and securely stores equipment and supplies.
- Inspects work for the highest quality.
- Creates a positive, welcoming, and supportive environment for residents, visitors, and employees.
- Complies with all safety regulations, including the use of safety shoes to prevent foot injuries.
- Assists with heavy lifting and loading/unloading materials.
- Moving items from place to place as directed by Maintenance Team Lead or Manager.
- Light carpentry assistance.
- Furniture moving.
- Trash pickup and hauling.
- Some snow removal and salt laying.

OTHER RESPONSIBILITIES

- Cleans up all equipment at the end of each shift.
- Special projects and other duties as assigned.

MINIMUM QUALIFICATIONS

- 3+ years experience in the painting industry or related field.
- Must have a valid, clean driver's license.
- Apartment turnover experience a plus.
- Strong work ethic and team player required.
- Building maintenance experience highly desirable.
- Ability to work both indoors and outdoors during all climates.

PHYSICAL DEMANDS AND WORK ENVIRONMENT

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. While performing the duties of this job, the employee will be required to work in an indoor/outdoor environment subject to changing conditions and temperatures. Regular exposures to fumes, dust, odors, heights, and loud noises daily.

Additional physical demands include:

- Climbing – ascending or descending ladders (up to 30 ft), stairs, scaffolding, ramps, poles, and the like, using feet and legs or hands and arms. Body agility is important.
- Stooping – bending body downward and forward by bending spine at the waist, requiring full use of the lower extremities and back muscles.
- Kneeling – bending legs at knees to come to rest on knee or knees.
- Crouching – bending body downward and forward by bending legs and spine.
- Twisting – twisting torso and spine from side to side.
- Lifting – able to lift 50+ lbs.
- Reaching – extending hand(s) or arm(s) in any direction.

The position requires driving a vehicle to conduct work at different local site locations. Requires verbal, auditory, and written capabilities to effectively communicate in an articulate manner. Standing and walking for extended periods of time. Dexterity of hands and fingers to operate a variety of specialized tools and equipment. Reaching overhead, above the shoulders, and horizontally. Also requires bending, kneeling, crouching, lifting, carrying, pushing, and pulling object(s) weighing up to 75 pounds. Climbing ladders and working from heights as necessary.