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LOCATION: Palm Harbor, Florida

PROPERTY: Park Crest at Innisbrook Apartment Homes

POSITION: Service Technician

Terrific Opportunity: Work with a Family Friendly, Fast Growing Company with Great pay and benefits....

- Top Base Pay
- Medical/Dental Insurance
- Discounted Rent
- 401(k) Retirement
- Employee Stock Purchase Plan
- Flexible Spending accounts: Dependent Care, Medical

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Job Summary:

The Service Technician works under the general supervision of the Lead Service Technician to ensure that all apartment units and other property facilities are in good working order. This includes repairing air conditioning and heating units, electrical appliances and outlets, plumbing, carpentry, locks, and similar repairs. The Service Technician also assists others in related positions including assisting in preparing recently vacated apartment units for rent availability, landscape projects, and renovation projects.

Duties and Responsibilities*:

- Takes orders for service, prioritizes them, and handles each order in the most efficient manner.
- Examines and diagnoses problems with air conditioning units for individual apartment units or another property facility; determines the best method of repair or to replace all or part of the unit; makes repairs and/or replacements according to standard; performs maintenance on units such as replacing filters and cleaning coils.
- Repairs or replaces all or part of heating units in the same manner as air conditioning units.
- Repairs and replaces kitchen appliances that are the property of Mid-America such as refrigerators, stoves, washers and dryers. May contact an outside vendor in cases that exceed the Service Technician's skill level.
- Performs minor to moderate-level plumbing repairs and replacement/installation including repairing leaks in toilets and sinks and unclogging toilets as requested.
- Repairs and replaces light fixtures and performs other minor electrical work.
- Repairs locks and other miscellaneous repairs on the assigned property.

- May be assigned painting duties, including full interior painting of a unit or touch up work and repairs of walls and woodwork.
- May be assigned preparation, or make ready work to make recently vacated units available for renting.
- May perform swimming pool maintenance work or other duties to keep the property landscape in order.
- May be required to work on an on-call basis or overtime hours as needed.
- Performs other miscellaneous duties as assigned.

Required Qualifications:

- One year of experience in performing mechanical repairs and maintenance of home-related mechanical equipment. This should include a background in the repair and maintenance of heating and air conditioning units.
- An EPA certification, HVAC certification, and/or pool certification may be required based upon the community leader's needs.
- Must possess a valid driver's license.

Skills, Knowledge, and Abilities:

- Knowledge of heating and air conditioning unit repair and maintenance
- Basic knowledge of the repair and maintenance of other household appliances, plumbing, and lighting fixtures
- Ability to communicate with residents and co-workers in a friendly manner to understand work to be done
- Ability to work in disagreeable conditions, both outside and inside, for extended periods of time
- Ability to lift weights of over 50 lbs. regularly
- Skill in using common and specialized tools efficiently to make repairs and perform maintenance duties

Physical and Environmental Requirements:

Physical:

- Non-aerobic physical activity such as bending, stooping, repetitive hand use, regular use of hand tools, and regular lifting of weights, often over 50 lbs.
- Climbing stairs and ladders to access apartment units and items for repair or replacement.

Environment:

- Work in dirty, dusty, and other disagreeable elements
- Exposure to chemicals though normally not excessively hazardous
- Regular outdoor work
- Exposure to all types of weather conditions

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