

MAINTENANCE TECHNICIAN JOB OPPORTUNITY

- Please read the job description in its entirety.
- Applications / Resumes should NOT be sent to the Greater Birmingham Apartment Association but to the contact listed on the job description.
- For questions concerning all jobs listed, please contact the person listed on the specific job opportunity of interest.

Link to apply: <https://recruiting2.ultipro.com/TIM1007TIMBP/JobBoard/f5cefb47-0722-46b8-90a9-f0b4df0bcd3c/OpportunityDetail?opportunityId=70752beb-c7a7-4667-80f4-0da9445c8710>

Property /
Company
Name Trails at Cahaba River

Managemen
t Company Timberland Partners

Position Maintenance Technician

Full Time /
Part Time Full Time

Job
Description
(if not
uploaded
above) We are looking for a Maintenance Technician for our Trails at Cahaba River location. This is a 400-unit community located in Birmingham, AL. As the Maintenance Technician, you are responsible in aiding all general maintenance of the apartment community. This includes routine and preventive maintenance, turnover maintenance, and other duties to maintain the property.

RESPONSIBILITIES

(include, but are not limited to)

- Complete work orders and other community maintenance
- Strive to make the community appearance at or above quality standards at all times, including picking up trash, cleaning buildings and amenities on an ongoing basis
- Look for needed maintenance and liability hazards and reports them to Manager
- Prepare vacant apartments for move in
- Review the make-ready board and follows through on direction from the manager to determine action to be taken on vacant apartments

- Make all repairs and replacements necessary for the apartment to be occupied
- Require to work odd schedules and be on call
- Adhere to all safety policies and procedures

Minimum Required Qualifications:

- 2+ years of general maintenance experience
- EPA universal license for HVAC preferred
- CPO license preferred
- Knowledge of Fair Housing regulations
- HVAC Certification required, ability to troubleshoot and repair HVAC equipment, plumbing systems, electrical systems, all major appliances including washer and dryer
- High school diploma or equivalent strongly preferred, college-level/trade school preferred
- Basic computer proficiency preferred
- Bilingual is a plus

Physical Demands: Will be exposed to the constant activity that requires intermittent standing, bending, crouching, pushing/pulling, lifting/moving/carrying light and heavy loads, climbing stairs and ladders.

We are an equal opportunity employer and value diversity at our company. We do not discriminate on the basis of race, religion, color, national origin, gender, sexual orientation, age, marital status, veteran status, or disability status. Employment offers are contingent upon successful completion of a background check.

1TP Perks:

- \$22-\$24/hr+ opportunity for incentive/bonus pay
- Health Insurance (Company Paid Option), Dental, and Vision
- Company Paid Life Insurance
- Short Term Disability
- 401K with Company Match
- Health Savings Account (HSA) & Flexible Spending Account (FSA)
- Company Paid Long Term Disability
- Rent Discount
- Paid Time Off and Paid Holidays
- Career Development Program & Advancement Opportunities
- Educational Assistance
- Various Vendor Discounts such as Verizon, Sherwin-Williams, and more
- Employee Assistance Program (EAP)
- Bring-Your-Own-Device (BYOD) Program allows maintenance team members to use their personal electronic devices for work-related tasks. Participants are eligible for a monthly reimbursement. Site Plan experience a plus!
- One Company Culture: we all come from different backgrounds and bring a variety of unique experiences to the table. It is that diversity of perspectives and opinions that drive us to be better. Working together is what drives us forward!

Schedule: Monday - Friday 8AM to 5PM, plus on-call rotation with additional pay.

Salary Method	Per hour
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