



<b>JOB TITLE</b>	<b>PAINTER</b>
<b>COMPENSATION</b>	<b>NON-EXEMPT</b>
<b>REPORTS TO</b>	<b>BUSINESS MANAGER</b>

### **GENERAL PURPOSE**

This position may be deemed necessary for larger communities where painting is required on a regular and daily basis.

Provide painting services for entire Community, including interior and exterior finishes, vacant as well as occupied units. Timely and courteous response to resident requests for drywall repairs and painting.

### **ESSENTIAL FUNCTIONS**

1. Perform all surface preparations prior to painting.
2. Apply paint to prepared surfaces.
3. After use, clean all painting equipment.
4. Properly store all painting related products avoiding hazardous situations.
5. Communicate with residents and co-workers with courtesy and efficiency to ensure resident satisfaction.

### **NON-ESSENTIAL FUNCTIONS**

1. May be necessary to use personal vehicle to pick up supplies and materials.
2. Clean common areas.
3. Other duties as assigned by Service Supervisor or Community Manager.

### **JOB SPECIFICATIONS**

- Must possess the ability to read, comprehend, and follow simple to moderately complicated verbal and/or written instructions to perform tasks assigned and to maintain records. Must possess basic arithmetical calculation skills (addition, subtraction, multiplication, division, percentages, etc.) This level of proficiency is normally achieved through completion of a high school education or its equivalent.

- Be able to effectively communicate with residents, staff, and other suppliers or vendors to ensure safe operation of property maintenance.
- Work with multiple deadlines, maintaining efficiency and control over projects assigned within time frames allowed and changing priorities.
- Must possess a solid knowledge of painting and procedures in the following areas. The use and care of roller equipment, brushes and spray equipment. The safe storage of paint products. Familiarity with paint products, (types, finishes and application). Minor drywall repair including texture matching. This level of proficiency is generally achieved with approximately two to three years of experience in the painting field.
- Work requires the ability to maneuver or move up stairs heavy equipment, supplies and tools which may weigh up to 100 pounds.
- Effectively assess a situation, which may require assistance or specialized equipment, and respond appropriately in serious or emergency situations.

## **WORKING CONDITIONS**

Job environment entails working indoors and outdoors. Outdoor conditions may be affected by weather conditions ranging from rain or snow to excessive heat. Regular exposure to hazardous chemicals, paint, cleaners and power machinery. Work order requests may involve working in occupied or unoccupied units in varying degrees of cleanliness in a multi-level apartment community.