



Painter Job Description

JL PROPERTIES, INC.
REAL ESTATE DEVELOPMENT & MANAGEMENT

Job Description: Painter		Position Type: Hourly Wage	
Department: Maintenance		Classification: Non-exempt / Seasonal	
Location: Anchorage/JBER	Schedule: 40 hours/week	Travel Required: N/A	Revision Date: 2018

Job Summary:

Aurora Military Housing, a leader in the real estate development, construction and property management industry, is committed to providing America’s military families with the quality homes and neighborhoods they deserve. We recognize the commitment military families make to our country and respond by providing comfortable homes in friendly neighborhoods.

Those employees occupying this classification are responsible for performing a variety of sheetrock and painting duties. He/She performs sheet rock installation and repair work, in addition to general painting requiring practical skill and knowledge in regards to the paint trade.

Distinguishing Characteristics:

The Painter performs necessary surface preparation and painting throughout all Aurora Military Housing units. He/She is to utilize skills normally associated with the general painting needs of facility maintenance. He/She is responsible for painting walls, woodwork and fixtures. He/She has the knowledge of surface peculiarities and types of paint required for different applications. He/She continually strives to increase his/her working knowledge of the property. He/She is thorough, reliable, honest, organized, flexible and service-oriented. He/She is to conduct business in a manner that attracts and retains residents by performing the following duties and all other duties as assigned. This is a bargaining unit position.

Job Duties and Essential Functions:

- Completes tasks using the standard methods, materials, tools, and equipment of the paint trade.
- Adhere to the occupational hazards and safety precautions necessary in facilities maintenance and paint work.
- Perform painting duties as assigned; prepare all surfaces (i.e., remove nails, fill holes, etc.), apply paint as appropriate, keep paint off carpets, floors, wood-stained cabinets, countertops, appliances, wall cover plates, and fixtures, providing a clean, attractive, finished product within required timelines.
- Repair and install sheet rock with space up to a 4x8 sheet, to include mud, sand, texture and painting of surfaces.
- Occasionally assist in custodial work, including sweeping, mopping, vacuuming, emptying trash, cleaning windows, etc., in common areas, residential units and in other work areas.
- Responsible for reporting units that are seen as presenting any health, fire or safety concerns.
- Greet and interact with residents in a professional, courteous and helpful manner, and while on duty, answer all incoming calls in a professional, positive manner.
- Maintain safe, organized, clean work areas and work vehicles.
- Inspect units to determine damages to the unit and the specific maintenance needs.
- Participate in work-safety programs.
- May be required to cover work hours that are in addition to normally scheduled work.
- Work as team player and when requested assist job duties in areas other than repair, maintenance, change of occupancy maintenance, janitorial, custodial, grounds, etc.
- Responsible for meeting work order completion deadlines.
- Occasionally distribute resident communications when requested.
- Perform other related duties as assigned by the direct supervisor and/or Management.

Minimum Qualifications:

- High School diploma or equivalent
- Valid Alaska Driver’s License

- Ability to be insured by company's auto insurance
- Prior paint experience or experience in related field required
- An understanding of paint preparation (taping, sanding, sheet rock repair) preferred
- Ability to understand and execute oral and written instructions
- Ability to work independently and willingness to learn

Tools and Equipment Used:

Motor vehicles, hand tools, telephones, and photocopiers. Also, paint sprayer, paint, brushes, rollers, ladders, power or gas powered tools, and other tools used in the trade.

Physical Demands:

- 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 is required to sit, stand, walk, climb, balance, kneel, bend, crouch, stoop, crawl; use hands to find or handle objects, tools, controls or equipment; talk and hear.
- Must be able to climb stairs and ladders with potential heights exceeding 24' or greater.
- Special vision abilities required by this job include close vision, distance vision, peripheral vision, depth perception, and the ability to focus. Adequate vision to operate vehicles and equipment in daylight and darkness.
- The employee must regularly lift and/or move up to 10 pounds, frequently lift and/or move up to 50 pounds, and occasionally lift and/or move up to 300 pounds (with assistance of a hand truck).

Work Environment:

- The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
- The employee is frequently exposed to fumes or airborne particles, and occasionally works near moving mechanical parts and in high, precarious places, or confined space.
- Work is performed at various locations within the properties managed by JL Properties, Inc., and owned by Aurora Military Housing, LLC, Aurora Military Housing II, LLC, and Aurora Military Housing III, LLC at Joint Base Elmendorf-Richardson, Alaska.
- The employee will be required to work in outside weather conditions for extended periods of time (15%-25% of time)
- The employee must be able to walk distances outside in all weather conditions-winter and summer.

Supervision Received:

The Painter must possess the capability to work independently, under the supervision of the direct supervisor and/or Management. This position reports directly to the Maintenance Manager.

Supervision Exercised:

This is not a normal responsibility of this class, although direction and guidance is exercised over contract service providers and other personnel on specific projects.