

We are one of the area's leading residential and commercial developers and a part of the ever growing and dynamic greater Rochester, New York community. For over the past 30 years, MARK IV Enterprises has been meeting the growing demands and requirements of housing and commercial needs for today's value conscious consumer.

Imaginative planning marketing, architectural, legal, financial, and field construction personnel enhances our continued expertise in design, site development, construction, and property management. MARK IV has been directly responsible for the construction of over 2,500 single-family homes, town homes, apartments, and senior living facilities in and around Monroe County.

We are looking for a high-energy, reliable **Residential Maintenance Technician to perform routine maintenance at residential and/or commercial rental properties.**

### **Essential Duties**

- Receive work priorities from supervisor; complete assigned tasks independently. Team with other maintenance personnel as required.
- Perform preventive maintenance on HVAC systems
- Install, connect and adjust thermostats, humidistats and timers using hand tools.
- Install and maintain air filters, smoke detectors, and CO sensors.
- Troubleshoot and repair malfunctioning HVAC systems and plumbing.
- Perform simple carpentry, such as installing shelves, hooks, closet rods, and molding
- Perform minor electrical tasks, like light bulb and fixture replacement.
- Perform painting and finishing.
- Assist with loading/unloading trucks and moving equipment and furniture as required.
- Shovel and salt walkways to clear snow and ice.
- Keep maintenance inventories stocked and well-organized; keep tools and equipment in good repair.
- Be available for 24-hour on-call duty (emergencies only) every fourth week and other overtime as required.
- Perform other related duties as assigned.
- Ability to communicate effectively with supervisor, tenants and co-workers

### **Requirements**

- 5 years' experience in residential or commercial property maintenance; working knowledge of HVAC, plumbing, electrical, and construction equipment knowledge.
- Provide own tools
- Adept with the use of power tools and safety requirements related
- Ability to work with minimal supervision, perform heavy lifting/pushing/pulling, follow oral or written instructions
- Understand OSHA requirements of job; abide by safe work practices and procedures
- Valid NYS Driver License

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