**TITLE: Maintenance/HVAC Technician**

**REPORTS TO: Maintenance Supervisor**

**METHOD OF PAY: Hourly**

**PURPOSE OF POSITION:**

The Maintenance Technician is responsible to maintain the grounds, facility, and equipment in a safe and efficient manner in accordance with current applicable federal, state, and local standards. This position performs skilled work using standardized practices in at least one or more of the following trades: Plumbing, electrical & HVAC.

**ROLE AND RESPONSIBILITIES:**

* Plumbing: repairs and installs toilets, water fountains, sprinklers, sewer lines, sinks, faucets, sink drains, water heaters.  Understands the mechanics of plumbing.
* Electrical: Works on lights, receptacles. Replaces bulbs and ballasts, Able to work on high and low voltage. A/C and D/C. Has a working knowledge of electrical theory.
* HVAC: Understands and has a working knowledge of HVAC systems. Able to diagnose and repair HVAC systems and equipment with/without assistance including refrigeration units, boilers, gas and electric operated A/C equipment.
* Conduct regular inspection, maintenance, repairs, and modifications to HVAC units including thermostats, auto switches, fan controls, log switches, damper motors, louvers, relays, filters, controls, belts, compressors, heat exchangers, high limit controls, pressure controls, safety valves, auto gas valves, gaskets, bearings, and other items as needed.
* Must be able to skillfully operate variety of hand and power tools, weld torches, vacuum pumps as well as maintain equipment and parts in safe, effective working condition.
* Maintain records concerning tool inventory, time, labor and materials, tasks performed, and write reports as required.
* Perform other duties as assigned and maintain regular attendance.

**KEY STRENGTHS AND REQUIREMENTS:**

* Must be able to push, pull, move, and/or lift a minimum of 50 pounds to a minimum height of 5 feet and be able to push, pull, move, and/or carry such weight a minimum distance of 10 feet.

**EDUCATION / EXPERIENCE:**

* Must possess, as a minimum, a high school diploma or equivalent
* Two to five years of maintenance experience, preference is given for two or more years’ experience in long term care or a similar setting.
* Experience in HVAC systems preferred
* Valid HVAC Certification

**We have comprehensive benefit packages that include health, dental, vision, retirement income protection and generous PAID TIME OFF.**

**Equal Opportunity Employer**