

LABORER

6. Operates and maintains powered and non-powered cleaning equipment including brooms, mops, spray bottles, floor machines, wet/dry vacs, carpet vacs, carpet shampooers, and the like.
7. Positions waste containers for trash pick-up and re-positions after pick-up.
8. Prepares vacant units for occupancy by washing windows, doors and walls; stripping and refinishing resilient tile floors; cleaning appliances; cleaning bathroom fixtures; preparing and painting building surfaces and cabinets; and performing other duties as assigned by the Working Maintenance Foreman.
9. Performs minor maintenance tasks such as replacing faucet washers; unstopping sinks, tubs and commodes; replacing light switch and, outlet covers; replacing blown fuses and resetting circuit breakers; replacing broken window panes; patching small holes in drywall; patching and replacing screens; replacing broken or missing floor tile; etc.
10. Provides manual labor for a variety of tasks as directed by the Working Maintenance Foreman which may include moving furniture, equipment and appliances; setting up tables, chairs, exhibits and displays; loading and unloading trucks; etc.
11. Performs heavy manual work such as moving furniture and appliances using appliance and standard hand-trucks as needed.
12. Provides labor support to Maintenance Mechanics as directed by the Working Maintenance Foreman.
13. Performs other related duties as directed by the Working Maintenance Foreman (or as instructed by assigned Maintenance Mechanic).

Desirable Knowledge, Skills and Abilities

1. Knowledge of basic methods, practices, tools, and materials, used in building maintenance and repair, cleaning and grounds care.
2. Knowledge of the occupational hazards and applicable safety precautions of the assigned work.
3. Ability to operate powered and non-powered grounds equipment including shovels, rakes, axes, mowers, trimmers, blowers, chain saws, snow blowers, snowplow, and the like.
4. Ability to operate powered and non-powered cleaning equipment including brooms, mops, spray bottles, floor machines, wet/dry vacs, carpet vacs, carpet shampooers, and the like.

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5. Ability to operate powered and non-powered maintenance tools including measuring tapes, screwdrivers, pliers, wrenches, hammers, saws, drills, sewer machines, pressure washers and the like.
5. Ability to perform minor building maintenance, cleaning and grounds care tasks.
6. Ability to establish and maintain effective working relationships with coworkers, residents, contractors, and the general public.
7. Ability to understand and follow written and oral instructions.

Physical Nature of the Position

Position requires the following physical abilities:

1. Ability to sit, stand, or walk for extended periods
2. Ability to communicate orally and in writing
3. Ability to carry, handle, and move file folders, pens, and other common, light office materials
4. Ability to visually inspect buildings and grounds
5. Ability to read schematics, plans, equipment manuals, and related
6. Ability to lift or handle a variety of appliances and items including refrigerators, sinks, counter tops, fan motors, etc.; ability to handle ranges and refrigerators using appliance hand trucks
7. Ability to operate a variety of power and hand tools used in the carpentry, electrical, and plumbing trades
8. Ability to kneel, crawl, stoop, and crouch in order to work in tight or cramped spaces such as attics and crawlspaces; ability to work in these positions for extended periods of time
9. Ability to work in wet, damp, hot, cold, or dusty conditions for extended periods of time
10. Ability to climb a ladder in order to gain access to work areas
11. Ability to physically inspect units, grounds, and common areas; such inspections may involve kneeling, crouching, and/or stooping
12. Ability to handle and manipulate common plumbing and electrical parts and components; ability to use common plumbing, electrical, and carpentry hand and power tools
13. Ability to use a telephone
14. Ability to operated an automobile

Position may be exposed to the following on a regular basis:

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| 1. Odors | 8. Muscular strain |
| 2. Verbal abuse | 9. Chemicals |
| 3. Vision strain | 10. Electrical current |
| 4. Noise | 11. Toxicants |
| 5. Airborne particles | 12. Caustics |
| 6. Extreme temperatures | 13. Blades/moving parts |

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7. All weather conditions

Minimum Qualifications

1. High school graduate or GED; and,
2. Some experience with and knowledge of building repair and maintenance, cleaning and grounds care tasks;
3. Or a combination of education, training, and experience equivalent to the above.

Special Requirements

1. Possession of a valid State of Connecticut driver's license.
2. Ability to be covered under the Housing Authority's vehicle insurance policy.
3. Ability to be covered under the Housing Authority's fidelity bond.