

Ferland Corporation is a leading New England real estate investment and property management firm located in Rhode Island. The Company was formed in 1945 and is headquartered in Pawtucket, RI. We own and manage approximately 3,000 affordable and market rate apartment units and have a variety of opportunities in Rhode Island if you are interested in property management, leasing, maintenance, construction, finance.

**Job Title:** Maintenance Engineer

Under the supervision of the Senior Property Manager and Property Manager, the Maintenance Engineer deals with the day to day maintenance of properties. The Maintenance Engineer must maintain a high quality of customer service and professionalism.

**Overview:**

To perform semi-skilled and unskilled and diversified duties in connection with the general maintenance and repair of buildings, grounds and equipment. Tasks include basic repairs, cleaning, landscaping, moving appliances and heavy manual labor. Provides general assistance to other staff. Frequent bending, lifting, stooping, pushing and pulling of equipment and appliances. Moderate lifting (0 to 50 lbs.)

**Responsibilities:**

The activities listed below are not all inclusive. However, they are indicative of the types of required responsibilities.

- Provide a competent and wide range of building repairs and grounds maintenance within assigned areas.
- Assumes responsibility, under the direction of the manager, for the safe, sanitary and attractive maintenance of grounds and common areas within assigned area.
- Assumes responsibility for the completion of work orders to address repairs and general upkeep of assigned areas.
- Assumes responsibility for basic supplies, materials, tools and equipment stored at areas of assignment (property sites).

**General Duties:**

- Clean hallways
- Clean common areas
- Clean vacant apartments
- Clean parking areas
- Clean sidewalks
- Clean all on-site management offices, if applicable.
- Lawn care
- Shovels, sands, and removes snow and ice

**Specific Duties:**

- Cleans units before and after vacancy, removes trash, washes/vacuums floors, cleans windows, walls, floors and fixtures
- Performs tasks associated with unit preparation including basic carpentry repairs and the use of hand and electric tools

- Lifts, loads and moves heavy objects, stoves, refrigerators, furniture, building materials and supplies
- Uses a variety of hand tools and implements for custodial and grounds work
- Vacuums carpets
- Sweeps and mops tile floors
- Picks up trash
- Empties and sanitizes trash cans
- Cleans appliances
- Maintains appliances and plumbing
- Assists with painting, as directed
- Reports maintenance problem areas ASAP
- Performs other duties as assigned by Supervisor

**Qualifications:**

- High School education or equivalent
- Plumbing aptitude
- Mechanical aptitude
- Good safety habits
- Perform other tasks or special assignments as assigned by manager or supervisor.
- Inspect and secure common areas access and egress to minimize trespass as may be assigned.
- All employees must be bondable

**Emergency – Maintenance:**

- Is on call for emergency
- Must be familiar with power, water and gas turnoffs, clean out traps and emergency fire system.
- Must make reasonable attempts to make necessary emergency repairs prior to contacting a third party vendor.
- Know emergency contact numbers, ie., police, fire department, manager and property supervisor.

**Position Type/Hours of Work:**

- Full Time. Days and hours worked are Monday through Friday, 8:00 am to 4:30 pm. Call Duty as scheduled.

**Certificates, Licenses, Registration:**

- Valid driver's license

**Travel:**

- Local travel required

We offer a competitive benefits package!

Medical; Dental; Vision; 10 Paid Holidays; Paid Time Off; 401K with matching contribution; Life Insurance; Education Benefits.

Interested candidates should email their resume to [mcrowley@ferlandmgt.com](mailto:mcrowley@ferlandmgt.com)