



Multiple Apartment Complex Maintenance Technician (Floater) – Job Description

Position Overview

The Maintenance Technician is responsible for ensuring the apartment community remains safe, functional, and well-maintained. This role performs routine repairs, preventive maintenance, and responds to service requests from residents and management. As a floater covering multiple properties, the technician must be highly flexible, thrive in a fast-paced environment, and manage multiple tasks simultaneously across different locations. The technician helps maintain the property's appearance, mechanical systems, and overall livability while adapting quickly to shifting priorities.

Key Responsibilities

- Perform general maintenance and repairs, including:
 - Plumbing (leaks, clogs, fixture replacement)
 - Electrical (outlets, switches, lighting)
 - HVAC troubleshooting and filter changes
 - Appliance repair and replacement
 - Carpentry, drywall, painting, and minor structural repairs
- Respond to resident service requests in a timely and professional manner.
- Multitask effectively across multiple open work orders and properties, adapting quickly to changing schedules and urgent priorities.
- Complete preventive maintenance on building systems and equipment.
- Maintain common areas, including hallways, laundry rooms, pool areas, and grounds.
- Assist with unit turnovers, including cleaning, painting, and preparing apartments for new residents.
- Monitor and maintain inventory of tools, supplies, and materials.
- Ensure safety compliance, including reporting hazards, following OSHA guidelines, and maintaining secure work areas.
- Participate in on-call rotation for after-hours emergencies.
- Collaborate with property management to prioritize work orders and maintain maintenance logs.

Qualifications

- High school diploma or equivalent
- 1–3 years of maintenance experience (residential or commercial preferred)
- Working knowledge of plumbing, electrical, HVAC, and general repairs
- Ability to lift 50+ lbs, climb ladders, and perform physical tasks
- Strong customer service and communication skills
- Valid driver's license and reliable transportation
- HVAC certification (EPA) is a plus but not required



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Core Competencies

- Thrives in a fast-paced, high-demand environment
- Flexibility and adaptability across multiple sites and conditions
- Problem-solving and troubleshooting
- Time management and organization
- Attention to detail
- Professionalism and resident-focused attitude
- Ability to work independently and as part of a team

Work Environment

- Fast-paced environment requiring frequent transitions between tasks and properties
- Indoor and outdoor work in varying weather conditions
- Exposure to cleaning agents, tools, and equipment
- Occasional evening, weekend, or emergency call-outs