



Appliance & Maintenance Technician (HVAC Lite)

- **Company:** Phenomenal Properties
 - **Location:** Grand Junction, CO
 - **Pay Rate:** \$18.00 / Hour
 - **Employment Type:** Full-Time / Permanent
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Job Summary

Phenomenal Properties is seeking a reliable and skilled Appliance & Maintenance Technician to join our team. This is a critical "property maintenance" role that focuses on the installation, troubleshooting, and repair of residential appliances. The ideal candidate will also possess basic HVAC knowledge to assist with seasonal maintenance and minor climate control issues. We are looking for a problem-solver who takes pride in ensuring our properties are functional and guest-ready.

Key Responsibilities

Appliance Installation & Repair

- **Full Suite Service:** Diagnose, repair, and install residential appliances including washers/dryers, dishwashers, refrigerators, ovens, and microwaves.
- **Plumbing/Electric Hookups:** Safely manage water lines for ice makers, drain lines for dishwashers, and 220v electrical connections for dryers and ranges.
- **Component Replacement:** Replace heating elements, thermostats, pumps, and belts as needed to extend the life of property assets.

Basic HVAC & Climate Support

- **Preventative Maintenance:** Perform seasonal filter changes, coil cleanings, and thermostat calibrations.



LANDMARK STAFFING

- **Minor Troubleshooting:** Identify common HVAC issues (e.g., pilot light failures, clogged condensate lines, or faulty blowers) and perform basic repairs.
- **Ventilation:** Ensure dryer vents and exhaust fans are clear and functioning safely.

Property Maintenance & General Repair

- **General Handyman Tasks:** Assist with light plumbing (faucet leaks) and minor electrical (outlet/switch replacement) as it relates to appliance areas.
- **Asset Documentation:** Keep accurate logs of serial numbers, installation dates, and repair history for all managed properties.
- **Customer Service:** Maintain a professional and respectful presence when entering occupied units or properties.

Required Qualifications

- **Experience:** 2+ years of experience in appliance repair, apartment maintenance, or residential construction.
- **Technical Knowledge:** Strong understanding of how residential appliances function and how to safely navigate gas and electrical connections.
- **Basic HVAC Skills:** Familiarity with furnace/AC operations (CFC/EPA certifications are a plus but not required for this "basic" level).
- **Tools:** Must have a basic set of hand tools and a reliable vehicle (specialized equipment provided).
- **Communication:** Ability to explain technical issues clearly to management or property owners.
- **Valid driver's license**