

Job Title: Maintenance Technician

OVERVIEW:

At Welltower Inc. (NYSE:WELL) we are driving innovation in health care infrastructure and delivery. We envision a new model of care that revolves around wellness – living well, aging well and keeping people out of the hospital. We partner with leading seniors housing and post-acute-care providers and with health systems to fund innovative solutions designed to keep patients out of higher cost, higher acuity settings while delivering better treatment at a lower cost. Our impact will be profound as we advance our work, our mission, and continue to assemble a diverse, talented, performance-focused team of employees.

JOB SUMMARY:

Responsible for a wide range of duties and responsibilities in accordance with Outpatient Medical safety procedures at one or more properties to include, but not limited to:

- Repair and maintenance of building equipment and systems ensuring all work is done safely and in accordance with established safety practices.
- Respond to tenant service requests consistent with Service Promise standards:
 - o prompt and courteous response (within 2 hours and no more than 24 hours)
 - o fix the problem on the first attempt

KEY RESPONSIBILITIES:

1. Perform corrective and general/preventative maintenance as directed by assigned work orders following all applicable company procedures and safety practices. This work could include the following:
 - Diagnose and repair plumbing problems including drain traps, heaters, hot water systems, disposal, faucets, valves, sinks, toilets, drinking fountains, pumps, etc.
 - Diagnose and repair electrical systems including but not limited to incandescent, LED or fluorescent lighting systems, ballasts, outlets and motors.
 - Respond to, diagnose and repair heating, ventilating, and air conditioning.
 - Minor roof repairs
 - Door repair and adjustments.
 - Troubleshoot building components.
 - Diagnose and repair irrigation system problems including heads and rotors.
 - Landscape replacement and grounds maintenance.
 - General carpentry and painting.
 - Trash pick up, snow removal and other miscellaneous work.
2. Ensure proper operation of all doors and locking mechanisms, including both key sets and tele-entry systems and other magnetic door locking systems.
3. Review and monitor assigned buildings on each visit utilizing the maintenance checklists to determine any required maintenance or repair needs, completing any items and/or alerting the Property Manager of other items that require follow up. Maintain required maintenance logs, round sheets and assigned work orders.
4. Conduct property inspections and input to facility database. Respond to problems and concerns from tenants, visitors, and owners and respond to each in a prompt and professional manner according to Service Promise standards and company policy. Monitor work order processing and follow up. Log all related activities to accurately document completed work and the current status of the work order in IMPAK, Welltower's facility management system.
5. Assist in monitoring and coordinating capital improvement, tenant build out and property renovation projects as required.
6. Conduct and/or assist in the supervision of all preventative maintenance and scheduled inspections for environmental equipment, vertical transportation equipment, all life safety systems, and associated equipment.

7. Participate in all workplace safety training and complies with all OM safety procedures/practices and utilizes all safety equipment as required. Identifies and immediately mitigates any unsafe conditions/hazards and develops recommendations on how to remove/safeguard the hazard.

8. Assist in responding to after-hours calls and emergency situations and performing tasks necessary for the well-being and protection of the property and occupants.

This job description in no way states or implies that these are the only duties to be performed by the employee (s) incumbent in this position. Employee(s) will be required to work as a team and follow any other job related instructions and to perform any other requested job-related duties. Team members are expected to perform these duties with an enthusiastic attitude and to assist wherever necessary to accomplish the Company's overall goals.

QUALIFICATIONS/EXPERIENCE

A minimum of five (5) years experience in maintenance of commercial buildings is required. HVAC certification may be required depending on assigned properties.

Required Competencies:

1. Service Promise: Rapid responsiveness, reliable results, can-do attitude, Pro-active communication.
2. Relationship Building
3. Communication – Tenants, vendors, other OM staff
4. Developed Problem-solving
5. Sense of Urgency
6. Safety Conscious
7. Multi-tasking/Ability to coordinate multiple projects
8. Computer Proficient

The work environment is characteristic of those found in a typical office environment. Reasonable accommodations may be made for individuals with disabilities to perform the essential functions.

Welltower is a drug-free and nicotine-free employer.

Welltower and its subsidiaries are equal opportunity employers and do not discriminate on the basis of any legally protected status or characteristic. Minority/Female/Disability/Veteran.

Email resumes to dcarreon@welltower.com.