



Maintenance Aging Report - Arkansas - South

Regional maintenance aging report for Arkansas - South, listing all hotel items at 14+ days with critical maintenance items first.

07/05/2026 | Produced: 7:50 AM

HOTELS IN
REGION

7

From the contact
workbook

14+ DAY ITEMS

29

Current regional
aging bucket

CRITICAL ITEMS

10

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

46

Days old in this
region

Executive Summary

Arkansas - South currently has **29** maintenance item(s) at **14+ days** across **6** hotel(s). Critical items are listed first inside each hotel. Leading critical categories in this region are **water (8)**, **ptac/hvac (3)**.

Regional Leadership

- **Regional Manager:** Shannon Conway
- **Regional Maintenance:** Benis Blanco

What Needs Attention Now

- **Benton - Thirty** has 8 item(s) at 14+ days, oldest at 31 day(s), with 5 critical.
- **Little Rock - Otter** has 6 item(s) at 14+ days, oldest at 34 day(s), with 3 critical.
- **Little Rock - University** has 10 item(s) at 14+ days, oldest at 46 day(s), with 1 critical.
- **Little Rock - Chenal** has 1 item(s) at 14+ days, oldest at 26 day(s), with 1 critical.
- **Benton - Military** has 3 item(s) at 14+ days, oldest at 24 day(s), with 0 critical.

14+ Day Items by Hotel

Benton - South

AR - BS · 1 item(s), oldest 16 day(s), 0 critical

- **STANDARD** **22156-1** · 16 day(s) old · created 06/19/2026
Need 3 or 4 TV wall mounts
Priority: Normal · Category: general

Benton - Military

AR - BM · 3 item(s), oldest 24 day(s), 0 critical

- **STANDARD** **21839-1** · 24 day(s) old · created 06/11/2026
We need pictures and mirrors for this location
Priority: Normal · Category: general
- **STANDARD** **21872-1** · 23 day(s) old · created 06/12/2026
gas smell in the laundry room . washer and dryer man was here and checked the alarm and sometimes it doesnt. When you smell the gas smell it is coming from the vent.
Priority: Normal · Category: general
- **STANDARD** **22052-1** · 18 day(s) old · created 06/17/2026
Bushes on the sidewalk walkway need to be trimmed back , shrubs and alley.
Priority: Normal · Category: general

Benton - Thirty

AR - BT · 8 item(s), oldest 31 day(s), 5 critical

- **CRITICAL** **21574-1** · 31 day(s) old · created 06/04/2026
Boiler Room by Guest Laundry: heaters and the other is in the back corner of the room. The one towards the back appears to be a leak from the room above around the toilet/drain pipe - slow leak. The one by the water heater is catching water dripping out of a large PVC pipe.
Priority: Normal · Category: water
- **CRITICAL** **21731-1** · 26 day(s) old · created 06/09/2026
Room 257 needs hole patched in bathroom from the plumber.
Priority: Normal · Category: water
- **CRITICAL** **21732-1** · 26 day(s) old · created 06/09/2026
Room 136 needs hole patched in bathroom from the plumber.
Priority: Normal · Category: water
- **CRITICAL** **22001-1** · 19 day(s) old · created 06/16/2026
Smell coming into office from the hole in ceiling has to do with the bathtub in
Priority: Normal · Category: water
- **CRITICAL** **22004-1** · 19 day(s) old · created 06/16/2026
Room 169 the tub is running all the time has been report several times and it does. Need a plumber value behind the wall is the problem and Ryan can not fix it.
Priority: Normal · Category: water

- **STANDARD 21573-1** · 31 day(s) old · created 06/04/2026
Need to Request Quote from Bud regarding the bridge between the two Quote to repair. Quote to removal.
Priority: Normal · Category: general
 - **STANDARD 21575-1** · 31 day(s) old · created 06/04/2026
Building 2 stair landing repair, corner has broken off. Doyle
Priority: Normal · Category: general
 - **STANDARD 21576-1** · 31 day(s) old · created 06/04/2026
Storage door needs a pull handle since the door handle/lock was removed.
Priority: Normal · Category: general
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Little Rock - Otter

AR - LRO · 6 item(s), oldest 34 day(s), 3 critical

- **CRITICAL 21453-1** · 34 day(s) old · created 06/01/2026
The ptac in room 246 is out of order and not turning on
Priority: Urgent · Category: ptac/hvac
 - **CRITICAL 21741-1** · 26 day(s) old · created 06/09/2026
Water leaking into the lobby from the floor or wall
Priority: Urgent · Category: water
 - **CRITICAL 21760-1** · 25 day(s) old · created 06/10/2026
Room 116 ptac
Priority: Normal · Category: ptac/hvac
 - **STANDARD 21455-1** · 34 day(s) old · created 06/01/2026
Guest in 138 says ac isn't blowing cold air
Priority: Normal · Category: general
 - **STANDARD 21832-1** · 24 day(s) old · created 06/11/2026
Door locked needs to be replaced its jammed. room 239
Priority: Normal · Category: general
 - **URGENT 21927-1** · 23 day(s) old · created 06/12/2026
Room 204 door lock is ooo
Priority: Urgent · Category: general
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Little Rock - University

AR - LRU · 10 item(s), oldest 46 day(s), 1 critical

- **CRITICAL 22050-1** · 18 day(s) old · created 06/17/2026
room 2118 needs ptac tilted (water still leaking after drilling holes)
Priority: Normal · Category: water, ptac/hvac
- **STANDARD 21067-1** · 46 day(s) old · created 05/20/2026
several of our bulbs are out on our big joe eagle sign on the front entrance of
Priority: Normal · Category: general
- **STANDARD 21492-1** · 33 day(s) old · created 06/02/2026
Touch up paint on Exterior of building, especially back of 3000 bldg, between
Priority: Normal · Category: general

- **STANDARD 21961-1** · 20 day(s) old · created 06/15/2026
HALLWAY IN 3000s building hole punched in wall also needs a camera
Priority: Normal · Category: general
- **STANDARD 22031-1** · 18 day(s) old · created 06/17/2026
room 3124 needs cable box replaced
Priority: Normal · Category: general
- **STANDARD 22036-1** · 18 day(s) old · created 06/17/2026
exterior doors need to be repainted
Priority: Normal · Category: general
- **STANDARD 22042-1** · 18 day(s) old · created 06/17/2026
weeds throughout property and flowerbeds needs removed
Priority: Normal · Category: general
- **STANDARD 22046-1** · 18 day(s) old · created 06/17/2026
shrubs needs trimmed on property
Priority: Normal · Category: general
- **STANDARD 22047-1** · 18 day(s) old · created 06/17/2026
exterior stairway n 3000 building needs repainted (grey not white)
Priority: Normal · Category: general
- **STANDARD 22073-1** · 18 day(s) old · created 06/17/2026
front of exterior of 3000 building is cracking along the front bottom panels and
Priority: Normal · Category: general

Little Rock - Breckenridge

AR - LRB · No items in this aging bucket.

None in this aging bucket.

Little Rock - Chenal

AR - LRC · 1 item(s), oldest 26 day(s), 1 critical

- **CRITICAL 21734-1** · 26 day(s) old · created 06/09/2026
Room 325 Benny Roof leaks above room 325 every time it rains into their room. the ceiling by the bed.
Priority: Normal · Category: water

Recommended Actions

- Clear critical water, electric, PTAC, and HVAC items first before routine backlog work.
- Force same-day ownership on any hotel carrying multiple critical aged items.
- Use this region-specific view to push daily follow-up by hotel until all 14+ day items are closed.