



Maintenance Aging Report - Executive Level

Executive maintenance aging report across all regions, limited to 30+ day items with critical maintenance items first.

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REGIONS WITH
30+ ITEMS

3

Regions carrying
executive
exceptions

30+ DAY ITEMS

15

Executive threshold
scope

CRITICAL ITEMS

6

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

61

Days old in
executive scope

Executive Summary

There are **15** maintenance item(s) at the **30+ day** executive threshold across **3** region(s). Critical maintenance items are surfaced first so leadership can isolate the highest operating risk before reviewing routine backlog.

What Needs Attention Now

- **Arkansas - North** has 11 item(s) at 30+ days, with 6 critical and oldest at 47 day(s).
- **Oklahoma - Tulsa** has 1 item(s) at 30+ days, with 0 critical and oldest at 48 day(s).
- **Lousiana** has 3 item(s) at 30+ days, with 0 critical and oldest at 61 day(s).

Executive 30+ Day Items by Region

Arkansas - North

North Little Rock - Gray

AR - NLRG · 8 item(s), oldest 47 day(s), 5 critical

- **CRITICAL** **18704-1** · 47 day(s) old · created 03/19/2026
Room 452 Needs a PTAC

Priority: Normal · Category: ptac/hvac

- **CRITICAL** 18709-1 · 47 day(s) old · created 03/19/2026

Room 543 needs a PTAC

Priority: Normal · Category: ptac/hvac

- **CRITICAL** 19370-1 · 33 day(s) old · created 04/02/2026

Room 413 needs two PTAC's (one is missing and one has no heat) (Recreated work order - Someone marked it as complete but issue was not resolved)

Priority: Normal · Category: ptac/hvac

- **CRITICAL** 19372-1 · 33 day(s) old · created 04/02/2026

Room 469 needs PTAC replaced (it's a brand new Hotpoint unit but the numbers)

Priority: Normal · Category: ptac/hvac

- **CRITICAL** 19458-1 · 31 day(s) old · created 04/04/2026

Plumber said that we need to replace the 2nd pump for the sewer system often.

Priority: Normal · Category: water

- **STANDARD** 19371-1 · 33 day(s) old · created 04/02/2026

Room 458 needs dresser replaced (we don't have any on-site)

Priority: Normal · Category: general

- **STANDARD** 19374-1 · 33 day(s) old · created 04/02/2026

Room 546 needs dresser replaced (we don't have any on-site)

Priority: Normal · Category: general

- **STANDARD** 19378-1 · 33 day(s) old · created 04/02/2026

Soffit around the emergency exit sign outside of room 548 is missing (Recreated work order - Someone marked it as completed but issue was not resolved)

Priority: Normal · Category: general

Conway - Skyline

AR - CS · 3 item(s), oldest 41 day(s), 1 critical

- **CRITICAL** 18937-1 · 41 day(s) old · created 03/25/2026

ROOM 200 HAS WATER COMING DOWN THE ELECTRICAL CONDUIT FLOOR. SENDING PICTURES TO BENNY. Lankford, Skyline Maintenance

Priority: Urgent · Category: water, electric

- **URGENT** 19043-1 · 39 day(s) old · created 03/27/2026

ATTIC FAN IS OUT. MOTOR WENT OUT Jeremy Lankford, Skyline Maintenance

Priority: Urgent · Category: general

- **URGENT** 19074-1 · 39 day(s) old · created 03/27/2026

RESEAL OUTSIDE THE GUTTER BY THE ATRIUM OVER ROOM 200 Jeremy Lankford, Skyline Maintenance

Priority: Urgent · Category: general

Oklahoma - Tulsa

Tulsa - Hilti

OK - OTH · 1 item(s), oldest 48 day(s), 0 critical

- **STANDARD 18665-1** · 48 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM
Priority: Normal · Category: general

Lousiana

Baton Rouge - Airplane

LA - BRA · 3 item(s), oldest 61 day(s), 0 critical

- **STANDARD 18195-1** · 61 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working Airline
Priority: Normal · Category: general
- **STANDARD 18196-1** · 61 day(s) old · created 03/05/2026
rm 427 occupied cable not working Airline
Priority: Normal · Category: general
- **STANDARD 19093-1** · 38 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
Priority: Normal · Category: general

Recommended Actions

- Clear critical maintenance items first, regardless of region, before non-critical aging backlog.
- Escalate every 30+ day critical item into direct leadership review until closed.
- Use the regional packets to force accountability at the hotel level after leadership identifies exceptions.