



Maintenance Aging Report - Louisiana

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

04/28/2026 | Produced: 7:50 AM

HOTELS IN
REGION

3

From the contact
workbook

14+ DAY ITEMS

14

Current regional
aging bucket

CRITICAL ITEMS

5

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

54

Days old in this
region

Executive Summary

Louisiana currently has **14** maintenance item(s) at **14+ days** across **3** hotel(s). Critical items are listed first inside each hotel. Leading critical categories in this region are **water (3), ptac/hvac (2), electric (1)**.

Regional Leadership

- **Regional Manager:** Dawn Widdos
- **Regional Maintenance:** Adrian Waters

What Needs Attention Now

- **Baton Rouge - Gwenedale** has 6 item(s) at 14+ days, oldest at 34 day(s), with 3 critical.
- **Baton Rouge - Airline** has 7 item(s) at 14+ days, oldest at 54 day(s), with 1 critical.
- **Baton Rouge - Boardwalk** has 1 item(s) at 14+ days, oldest at 14 day(s), with 1 critical.

14+ Day Items by Hotel

Baton Rouge - Airline

LA - BRA · 7 item(s), oldest 54 day(s), 1 critical

- **CRITICAL** **19653-1** · 20 day(s) old · created 04/08/2026
rm 404 new toilet seat
Priority: Urgent · Category: water
- **STANDARD** **18195-1** · 54 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working Airline
Priority: Normal · Category: general
- **STANDARD** **18196-1** · 54 day(s) old · created 03/05/2026
rm 427 occupied cable not working Airline
Priority: Normal · Category: general
- **STANDARD** **19093-1** · 31 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
Priority: Normal · Category: general
- **URGENT** **19509-1** · 22 day(s) old · created 04/06/2026
rm 439 repair hole in wall PLEASE USE DROP CLOTHES TO COVER BED Airline
Priority: Urgent · Category: general
- **URGENT** **19655-1** · 20 day(s) old · created 04/08/2026
rm 420 paint ceiling where repaired ,paint clothes rod ,paint bath rm door both Airline
Priority: Urgent · Category: general
- **URGENT** **19829-1** · 14 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX PLEASE Airline
Priority: Urgent · Category: general

Baton Rouge - Gwenedale

LA - BRG · 6 item(s), oldest 34 day(s), 3 critical

- **CRITICAL** **19309-1** · 27 day(s) old · created 04/01/2026
ROOM 312 NEEDS NEW TOILET SEAT
Priority: Urgent · Category: water
- **CRITICAL** **19815-1** · 15 day(s) old · created 04/13/2026
107 The tub has a crack in it
Priority: Normal · Category: water
- **CRITICAL** **19842-1** · 14 day(s) old · created 04/14/2026
331 vac used a part to repair ptac in other room was a new ptac
Priority: Normal · Category: ptac/hvac
- **STANDARD** **18952-1** · 34 day(s) old · created 03/25/2026
light over rm #311 not working
Priority: Normal · Category: general
- **STANDARD** **19277-1** · 28 day(s) old · created 03/31/2026
Room 204 OCC
Priority: Normal · Category: general
- **URGENT** **19303-1** · 27 day(s) old · created 04/01/2026
ROOM 225 BATHROOM DOOR SCRAPES AGAINST FLOOR, TOUCH THEY HAVE

EXTRA CAULK OR SOMETHING?

Priority: Urgent · Category: general

Baton Rouge - Boardwalk

LA - BRB · 1 item(s), oldest 14 day(s), 1 critical

- **CRITICAL** 19846-1 · 14 day(s) old · created 04/14/2026
A/C on 3rd floor for electrical room not kicking on and breaker is tripping

Priority: Normal · Category: electric, ptac/hvac

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.