



Maintenance Aging Report - Louisiana

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

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HOTELS IN
REGION

3

From the contact
workbook

14+ DAY ITEMS

15

Current regional
aging bucket

CRITICAL ITEMS

2

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

68

Days old in this
region

Executive Summary

Louisiana currently has **15** 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 (1), electric (1), ptac/hvac (1)**.

Regional Leadership

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

What Needs Attention Now

- **Baton Rouge - Airline** has 11 item(s) at 14+ days, oldest at 68 day(s), with 1 critical.
- **Baton Rouge - Boardwalk** has 2 item(s) at 14+ days, oldest at 28 day(s), with 1 critical.
- **Baton Rouge - Gwenadele** has 2 item(s) at 14+ days, oldest at 19 day(s), with 0 critical.

14+ Day Items by Hotel

Baton Rouge - Airlane

LA - BRA · 11 item(s), oldest 68 day(s), 1 critical

- **CRITICAL** **19653-1** · 34 day(s) old · created 04/08/2026
rm 404 new toilet seat
Priority: Urgent · Category: water
- **STANDARD** **18195-1** · 68 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working Airline
Priority: Normal · Category: general
- **STANDARD** **18196-1** · 68 day(s) old · created 03/05/2026
rm 427 occupied cable not working Airline
Priority: Normal · Category: general
- **STANDARD** **19093-1** · 45 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
Priority: Normal · Category: general
- **URGENT** **19829-1** · 28 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX PLEASE Airline
Priority: Urgent · Category: general
- **STANDARD** **19884-1** · 27 day(s) old · created 04/15/2026
rm 438 vacant paint bathroom door and shelf Airline
Priority: Normal · Category: general
- **URGENT** **20045-1** · 22 day(s) old · created 04/20/2026
rm 416 needs a clothes rod installed Airline
Priority: Urgent · Category: general
- **URGENT** **20122-1** · 20 day(s) old · created 04/22/2026
spray weed killer on all weeds on fence sidewalks sign flower bed etc and Airline
Priority: Urgent · Category: general
- **URGENT** **20123-1** · 20 day(s) old · created 04/22/2026
rm 404 the refg is not staying cold enough this is the refg that came from rm Airline
Priority: Urgent · Category: general
- **STANDARD** **20312-1** · 14 day(s) old · created 04/28/2026
rm 116 vacant. Add shelves to upper cabinet. Airline
Priority: Normal · Category: general
- **STANDARD** **20313-1** · 14 day(s) old · created 04/28/2026
room 103 office needs microwave Airline
Priority: Normal · Category: general

Baton Rouge - Gwenadele

LA - BRG · 2 item(s), oldest 19 day(s), 0 critical

- **URGENT** **20182-1** · 19 day(s) old · created 04/23/2026
REMOVE POOL CHAIR FROM BREEZEWAY AND PUT IN DUMPSTER
Priority: Urgent · Category: general

- **STANDARD** **20232-1** · 17 day(s) old · created 04/25/2026

223 needs headboard

Priority: Normal · Category: general

Baton Rouge - Boardwalk

LA - BRB · 2 item(s), oldest 28 day(s), 1 critical

- **CRITICAL** **19846-1** · 28 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
- **STANDARD** **20100-1** · 20 day(s) old · created 04/22/2026
back parking lot lights not working
Priority: Normal · Category: general

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.