



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

11

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 **11** 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 **ptac/hvac (4)**, **water (2)**, **electric (1)**.

Regional Leadership

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

What Needs Attention Now

- **Baton Rouge - Gwenadele** has 4 item(s) at 14+ days, oldest at 19 day(s), with 3 critical.
- **Baton Rouge - Airline** has 5 item(s) at 14+ days, oldest at 54 day(s), with 1 critical.
- **Baton Rouge - Boardwalk** has 2 item(s) at 14+ days, oldest at 37 day(s), with 1 critical.

14+ Day Items by Hotel

Baton Rouge - Airline

LA - BRA · 5 item(s), oldest 54 day(s), 1 critical

- **CRITICAL** **20619-1** · 14 day(s) old · created 05/07/2026
room 312 paint, clean tub, paint back of door, repair brick, PTAC cover loose Airline
Priority: Normal · Category: water, ptac/hvac
- **STANDARD** **19093-1** · 54 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
Priority: Normal · Category: general
- **URGENT** **19829-1** · 37 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX PLEASE Airline
Priority: Urgent · Category: general
- **STANDARD** **20312-1** · 23 day(s) old · created 04/28/2026
rm 116 vacant. Add shelves to upper cabinet. Airline
Priority: Normal · Category: general
- **URGENT** **20569-1** · 16 day(s) old · created 05/05/2026
rm 216 2 floor tiles busted at head of bed rm unoccupied Airline
Priority: Urgent · Category: general

Baton Rouge - Gwenadele

LA - BRG · 4 item(s), oldest 19 day(s), 3 critical

- **CRITICAL** **20604-1** · 14 day(s) old · created 05/07/2026
312 needs bathroom wall repaired, needs a/c cover
Priority: Normal · Category: ptac/hvac
- **CRITICAL** **20605-1** · 14 day(s) old · created 05/07/2026
205 screaming toilet
Priority: Normal · Category: water
- **CRITICAL** **20614-1** · 14 day(s) old · created 05/07/2026
ROOM 318 PAINT PTAC BOX
Priority: Urgent · Category: ptac/hvac
- **URGENT** **20479-1** · 19 day(s) old · created 05/02/2026
ROOM 328 HAS A HOLE IN THE BATHROOM DOOR
Priority: Urgent · Category: general

Baton Rouge - Boardwalk

LA - BRB · 2 item(s), oldest 37 day(s), 1 critical

- **CRITICAL** **19846-1** · 37 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** · 29 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.