



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

20

Current regional
aging bucket

CRITICAL ITEMS

8

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

58

Days old in this
region

Executive Summary

Louisiana currently has **20** 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 (6)**, **water (4)**, **electric (3)**.

Regional Leadership

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

What Needs Attention Now

- **Baton Rouge - Gwenadele** has 12 item(s) at 14+ days, oldest at 23 day(s), with 6 critical.
- **Baton Rouge - Airplane** has 6 item(s) at 14+ days, oldest at 58 day(s), with 1 critical.
- **Baton Rouge - Boardwalk** has 2 item(s) at 14+ days, oldest at 41 day(s), with 1 critical.

14+ Day Items by Hotel

Baton Rouge - Airline

LA - BRA · 6 item(s), oldest 58 day(s), 1 critical

- **CRITICAL** **20619-1** · 18 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** · 58 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
Priority: Normal · Category: general
- **URGENT** **19829-1** · 41 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** · 27 day(s) old · created 04/28/2026
rm 116 vacant. Add shelves to upper cabinet. Airline
Priority: Normal · Category: general
- **URGENT** **20569-1** · 20 day(s) old · created 05/05/2026
rm 216 2 floor tiles busted at head of bed rm unoccupied Airline
Priority: Urgent · Category: general
- **STANDARD** **20719-1** · 14 day(s) old · created 05/11/2026
room 501 paint room, hole in bathroom wall by door Airline
Priority: Normal · Category: general

Baton Rouge - Gwenadele

LA - BRG · 12 item(s), oldest 23 day(s), 6 critical

- **CRITICAL** **20604-1** · 18 day(s) old · created 05/07/2026
312 needs bathroom wall repaired, needs a/c cover
Priority: Normal · Category: ptac/hvac
- **CRITICAL** **20605-1** · 18 day(s) old · created 05/07/2026
205 screaming toilet
Priority: Normal · Category: water
- **CRITICAL** **20614-1** · 18 day(s) old · created 05/07/2026
ROOM 318 PAINT PTAC BOX
Priority: Urgent · Category: ptac/hvac
- **CRITICAL** **20642-1** · 17 day(s) old · created 05/08/2026
218 ceiling wet from room 318 a/c leaking
Priority: Normal · Category: water, ptac/hvac
- **CRITICAL** **20677-1** · 16 day(s) old · created 05/09/2026
320 , needs stripping so water does not enter when raining, outlet near bed is
Priority: Normal · Category: water, electric
- **CRITICAL** **20735-1** · 14 day(s) old · created 05/11/2026
125 electrical outlet for fridge not working
Priority: Normal · Category: electric
- **URGENT** **20479-1** · 23 day(s) old · created 05/02/2026
ROOM 328 HAS A HOLE IN THE BATHROOM DOOR
Priority: Urgent · Category: general

- **STANDARD** **20629-1** · 17 day(s) old · created 05/08/2026
324 hang blind back up
Priority: Normal · Category: general
- **STANDARD** **20641-1** · 17 day(s) old · created 05/08/2026
need new a/c: 318,218,331,334
Priority: Normal · Category: ptac/hvac
- **STANDARD** **20647-1** · 17 day(s) old · created 05/08/2026
317 lock is broke at entrance
Priority: Normal · Category: general
- **STANDARD** **20679-1** · 16 day(s) old · created 05/09/2026
328 hole in bathroom door
Priority: Normal · Category: general
- **STANDARD** **20689-1** · 16 day(s) old · created 05/09/2026
205 replace blind, window is cracked
Priority: Normal · Category: general

Baton Rouge - Boardwalk

LA - BRB · 2 item(s), oldest 41 day(s), 1 critical

- **CRITICAL** **19846-1** · 41 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** · 33 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.