



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

8

Current regional
aging bucket

CRITICAL ITEMS

6

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

67

Days old in this
region

Executive Summary

Louisiana currently has **8** maintenance item(s) at **14+ days** across **2** hotel(s). Critical items are listed first inside each hotel. Leading critical categories in this region are **ptac/hvac (3)**, **water (3)**.

Regional Leadership

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

What Needs Attention Now

- **Baton Rouge - Gwenadele** has 7 item(s) at 14+ days, oldest at 40 day(s), with 6 critical.
- **Baton Rouge - Boardwalk** has 1 item(s) at 14+ days, oldest at 67 day(s), with 0 critical.

14+ Day Items by Hotel

Baton Rouge - Airplane

LA - BRA · No items in this aging bucket.

None in this aging bucket.

Baton Rouge - Gwenadele

LA - BRG · 7 item(s), oldest 40 day(s), 6 critical

- **CRITICAL** **21036-1** · 40 day(s) old · created 05/19/2026
331 fix ptac-missing parts
Priority: Normal · Category: ptac/hvac
- **CRITICAL** **21495-1** · 26 day(s) old · created 06/02/2026
108-Plumbing in room still need to be fixed. JK repairs.
Priority: Normal · Category: water
- **CRITICAL** **21502-1** · 26 day(s) old · created 06/02/2026
132- The hot water does not turn on in bathroom sink. Update: Requires plumber
Priority: Normal · Category: water
- **CRITICAL** **21529-1** · 25 day(s) old · created 06/03/2026
128- the outside ptac box needs repair. JK
Priority: Normal · Category: ptac/hvac
- **CRITICAL** **21685-1** · 20 day(s) old · created 06/08/2026
104 shower not working, no water pressure - murphy and isaac already
Update:06/12-Murphy and Issac stated that a plumber is required to complete repairs.
Priority: Normal · Category: water
- **CRITICAL** **21896-1** · 16 day(s) old · created 06/12/2026
338- Replace PTAC JK
Priority: Normal · Category: ptac/hvac
- **STANDARD** **21282-1** · 32 day(s) old · created 05/27/2026
218- Ceiling needs drywall repair.
Priority: Normal · Category: general

Baton Rouge - Boardwalk

LA - BRB · 1 item(s), oldest 67 day(s), 0 critical

- **STANDARD** **20100-1** · 67 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.