



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

14

Current regional
aging bucket

CRITICAL ITEMS

9

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

42

Days old in this
region

Executive Summary

Louisiana currently has **14** 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 (5)**, **water (4)**, **electric (1)**.

Regional Leadership

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

What Needs Attention Now

- **Baton Rouge - Gwenadele** has 13 item(s) at 14+ days, oldest at 42 day(s), with 9 critical.
- **Baton Rouge - Airlane** has 1 item(s) at 14+ days, oldest at 14 day(s), with 0 critical.

14+ Day Items by Hotel

Baton Rouge - Airlane

LA - BRA · 1 item(s), oldest 14 day(s), 0 critical

- **STANDARD 22352-1** · 14 day(s) old · created 06/24/2026
rm 421 fix threshold. Thresholds to be ordered 6/30/26 LB Airline
Priority: Normal · Category: general

Baton Rouge - Gwenadele

LA - BRG · 13 item(s), oldest 42 day(s), 9 critical

- **CRITICAL 21495-1** · 36 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** · 36 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 21685-1** · 30 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** · 26 day(s) old · created 06/12/2026
338- Replace PTAC JK
Priority: Normal · Category: ptac/hvac
- **CRITICAL 22189-1** · 18 day(s) old · created 06/20/2026
128 repair outside ptac box
Priority: Normal · Category: ptac/hvac
- **CRITICAL 22210-1** · 16 day(s) old · created 06/22/2026
242- Smoke detector beeping; needs mirror; replace mattress; PTAC cover
Priority: Normal · Category: ptac/hvac
- **CRITICAL 22217-1** · 16 day(s) old · created 06/22/2026
259- PTAC cover needs to be secured; seal guest bathroom tub; replace toilet
Replace mattress, Clear tub drain JK
Priority: Normal · Category: water, ptac/hvac
- **CRITICAL 22218-1** · 16 day(s) old · created 06/22/2026
304- Needs smoke detector wired; touch up paint on walls. JK
Priority: Normal · Category: electric
- **CRITICAL 22357-1** · 14 day(s) old · created 06/24/2026
329- PTAC needs to be replaced. JK
Priority: Normal · Category: ptac/hvac
- **STANDARD 21282-1** · 42 day(s) old · created 05/27/2026
218- Ceiling needs drywall repair.
Priority: Normal · Category: general
- **STANDARD 22188-1** · 18 day(s) old · created 06/20/2026
replace lock on laundry door, door currently does not lock
Priority: Normal · Category: general
- **STANDARD 22198-1** · 18 day(s) old · created 06/20/2026
228 bathroom fan not turning on

Priority: Normal · Category: general

- **STANDARD** **22207-1** · 16 day(s) old · created 06/22/2026
212- Has broken headboard; touch paint on walls.

Priority: Normal · Category: general

Baton Rouge - Boardwalk

LA - BRB · No items in this aging bucket.

None in this aging bucket.

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.