



Maintenance Aging Report - Oklahoma - OKC

Regional maintenance aging report for Oklahoma - OKC, 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

4

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

73

Days old in this
region

Executive Summary

Oklahoma - OKC 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 **water (2), ptac/hvac (2), electric (1)**.

Regional Leadership

- **Regional Manager:** Terra Smith
- **Regional Maintenance:** Charles Lengele

What Needs Attention Now

- **OKC - Northwest** has 14 item(s) at 14+ days, oldest at 66 day(s), with 4 critical.
- **OKC - Frontier** has 4 item(s) at 14+ days, oldest at 73 day(s), with 0 critical.
- **OKC - Airport** has 2 item(s) at 14+ days, oldest at 16 day(s), with 0 critical.

14+ Day Items by Hotel

OKC - Frontier

OK - OOF · 4 item(s), oldest 73 day(s), 0 critical

- **STANDARD** **21947-1** · 73 day(s) old · created 06/15/2026
stairwell needs to be fixed. still waiting to see if it is going to get fixed 8-10-26
TEMPORARILY FIXED WHILE WAITING ON WELDERS 8-13-6
Priority: Normal · Category: general
- **STANDARD** **22888-1** · 50 day(s) old · created 07/08/2026
rails by room 215 needs to be repaired cause they are loose estimate with the stair
well still waiting 8-10-26
Priority: Normal · Category: general
- **URGENT** **23541-1** · 34 day(s) old · created 07/24/2026
need a new locking mechanism for the gate in the dog park. doesnt close .
Priority: Urgent · Category: general
- **STANDARD** **23568-1** · 31 day(s) old · created 07/27/2026
228 key reader replaced but cant program it . key cards wont work on it . charles
told ronnie he would be back tomorrow to work on it
Priority: Normal · Category: general

OKC - Airport

OK - OOA · 2 item(s), oldest 16 day(s), 0 critical

- **STANDARD** **24323-1** · 16 day(s) old · created 08/11/2026
1092 DOOR KNOB FREE FLOATING ON BATHROOM DOOR
Priority: Normal · Category: general
- **STANDARD** **24480-1** · 14 day(s) old · created 08/13/2026
2049 AIR NOT BLOWING COLD
Priority: Normal · Category: general

OKC - Northwest

OK - OON · 14 item(s), oldest 66 day(s), 4 critical

- **CRITICAL** **23842-1** · 26 day(s) old · created 08/01/2026
unit 162 ceiling damage from 262 ptac leak
Priority: Normal · Category: water, ptac/hvac
- **CRITICAL** **24379-1** · 15 day(s) old · created 08/12/2026
146 tile around base boards, ptac roach infested needs sprayed out
Priority: Normal · Category: ptac/hvac
- **CRITICAL** **24432-1** · 14 day(s) old · created 08/13/2026
100 has slow leak from above toilet in 200 and smoke detector need battery
Priority: Normal · Category: water
- **CRITICAL** **24460-1** · 14 day(s) old · created 08/13/2026
241 bed frame squeaking may be missing a piece, both kitchen outlets dont
Priority: Normal · Category: electric
- **STANDARD** **22233-1** · 66 day(s) old · created 06/22/2026
tile needs redone in multiple 2nd floor units (outside calls for tile work)
Priority: Normal · Category: general

- **STANDARD 23191-1** · 42 day(s) old · created 07/16/2026
replace 157 bathroom door
Priority: Normal · Category: general
- **URGENT 23851-1** · 25 day(s) old · created 08/02/2026
Stair in 237 stairwell is broken
Priority: Urgent · Category: general
- **STANDARD 24262-1** · 16 day(s) old · created 08/11/2026
lights that are out along walkways:
Priority: Normal · Category: general
- **STANDARD 24419-1** · 14 day(s) old · created 08/13/2026
101 smoke detector
Priority: Normal · Category: general
- **STANDARD 24429-1** · 14 day(s) old · created 08/13/2026
149 needs doorsweep, check/caulk baseboards behind fridge & bathroom
Priority: Normal · Category: general
- **STANDARD 24457-1** · 14 day(s) old · created 08/13/2026
225 bathroom sink filter
Priority: Normal · Category: general
- **STANDARD 24463-1** · 14 day(s) old · created 08/13/2026
200 need bathroom fan installed, sink needs adjusted, smoke detector not
Priority: Normal · Category: general
- **STANDARD 24470-1** · 14 day(s) old · created 08/13/2026
251 need bathroom fan
Priority: Normal · Category: general
- **STANDARD 24471-1** · 14 day(s) old · created 08/13/2026
204 need bathroom fan in master bath
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.