



Maintenance Aging Report - Oklahoma - Tulsa

Regional maintenance aging report for Oklahoma - Tulsa, 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

15

Current regional
aging bucket

CRITICAL ITEMS

7

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

89

Days old in this
region

Executive Summary

Oklahoma - Tulsa currently has **15** 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 (5), electric (1), ptac/hvac (1)**.

Regional Leadership

- **Regional Manager:** Alicia Sim
- **Regional Maintenance:** Steven Brown

What Needs Attention Now

- **Tulsa - Hilti** has 12 item(s) at 14+ days, oldest at 89 day(s), with 6 critical.
- **Tulsa - Memorial** has 1 item(s) at 14+ days, oldest at 18 day(s), with 1 critical.
- **Tulsa - Yale** has 2 item(s) at 14+ days, oldest at 24 day(s), with 0 critical.

14+ Day Items by Hotel

Tulsa - Yale

OK - OTY · 2 item(s), oldest 24 day(s), 0 critical

- **STANDARD** **21177-1** · 24 day(s) old · created 05/22/2026
315 needs new tv the lcd is out
Priority: Normal · Category: general
- **STANDARD** **21409-1** · 16 day(s) old · created 05/30/2026
room needs microwave and bug treatment (waiting for steven to refill our bug
Priority: Normal · Category: general

Tulsa - Hilti

OK - OTH · 12 item(s), oldest 89 day(s), 6 critical

- **CRITICAL** **20959-1** · 28 day(s) old · created 05/18/2026
need the drains outside in court yard covered the holes and the grates
Priority: Normal · Category: water
- **CRITICAL** **20990-1** · 28 day(s) old · created 05/18/2026
Guest Laundry Room: Leak behind the first washer closest to the commercial
Priority: Normal · Category: water
- **CRITICAL** **21117-1** · 25 day(s) old · created 05/21/2026
leak in assistant managers bathroom mildew really bad, door will not shut
Priority: Normal · Category: water
- **CRITICAL** **21372-1** · 17 day(s) old · created 05/29/2026
breaker boxes need to be labeled
Priority: Normal · Category: electric
- **CRITICAL** **21395-1** · 17 day(s) old · created 05/29/2026
the drain in courtyard are clogged again
Priority: Normal · Category: water
- **CRITICAL** **21464-1** · 14 day(s) old · created 06/01/2026
maintenance apt. bed room is not cooling down
Priority: Normal · Category: ptac/hvac
- **STANDARD** **18665-1** · 89 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145, end laundry 1, main building 1,2,3, breezeway 1
Priority: Normal · Category: general
- **STANDARD** **20957-1** · 28 day(s) old · created 05/18/2026
room 122
Priority: Normal · Category: general
- **STANDARD** **20992-1** · 28 day(s) old · created 05/18/2026
Guest Laundry Room: behind the row of dryers the ventilation system is not hazard
to the guests and employees due to slipping.
Priority: Normal · Category: general
- **STANDARD** **21009-1** · 27 day(s) old · created 05/19/2026
HOTEL HAS INFESTATION OF MICE
Priority: Normal · Category: general
- **STANDARD** **21167-1** · 24 day(s) old · created 05/22/2026
staff washer needs some kind of cleaner for the washer it smells horrible

Priority: Normal · Category: general

- **STANDARD** **21410-1** · 16 day(s) old · created 05/30/2026
fan needs to be placed back in attic

Priority: Normal · Category: general

Tulsa - Memorial

OK - OTM · 1 item(s), oldest 18 day(s), 1 critical

- **CRITICAL** **21339-1** · 18 day(s) old · created 05/28/2026
2111 a\c leaking water coming up from floor in bathroom.

Priority: Normal · Category: water

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.