



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

12

Current regional
aging bucket

CRITICAL ITEMS

6

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

30

Days old in this
region

Executive Summary

Oklahoma - Tulsa currently has **12** 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 **water (4), electric (1), ptac/hvac (1)**.

Regional Leadership

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

What Needs Attention Now

- **Tulsa - Hilti** has 11 item(s) at 14+ days, oldest at 30 day(s), with 6 critical.
- **Tulsa - Yale** has 1 item(s) at 14+ days, oldest at 15 day(s), with 0 critical.

14+ Day Items by Hotel

Tulsa - Yale

OK - OTY · 1 item(s), oldest 15 day(s), 0 critical

- **STANDARD 21484-1** · 15 day(s) old · created 06/02/2026
#326 Full paint
Priority: Normal · Category: general
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Tulsa - Hilti

OK - OTH · 11 item(s), oldest 30 day(s), 6 critical

- **CRITICAL 20959-1** · 30 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** · 30 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** · 27 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** · 19 day(s) old · created 05/29/2026
breaker boxes need to be labeled
Priority: Normal · Category: electric
 - **CRITICAL 21395-1** · 19 day(s) old · created 05/29/2026
the drain in courtyard are clogged again
Priority: Normal · Category: water
 - **CRITICAL 21464-1** · 16 day(s) old · created 06/01/2026
maintenance apt. bed room is not cooling down
Priority: Normal · Category: ptac/hvac
 - **STANDARD 20992-1** · 30 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** · 29 day(s) old · created 05/19/2026
HOTEL HAS INFESTATION OF MICE
Priority: Normal · Category: general
 - **STANDARD 21410-1** · 18 day(s) old · created 05/30/2026
fan needs to be placed back in attic
Priority: Normal · Category: general
 - **STANDARD 21552-1** · 14 day(s) old · created 06/03/2026
MAIN. APT. does not work. the stove light that indicates its on stays on all the time.
Priority: Normal · Category: general
 - **STANDARD 21565-1** · 14 day(s) old · created 06/03/2026
room 236 needs to be looked at and see what we can do to fix the problem.
Priority: Normal · Category: general
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Tulsa - Memorial

OK - OTM · 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.