



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

41

Days old in this
region

Executive Summary

Oklahoma - Tulsa currently has **15** 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), ptac/hvac (2), electric (1)**.

Regional Leadership

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

What Needs Attention Now

- **Tulsa - Hilti** has 14 item(s) at 14+ days, oldest at 41 day(s), with 6 critical.
- **Tulsa - Yale** has 1 item(s) at 14+ days, oldest at 16 day(s), with 1 critical.

14+ Day Items by Hotel

Tulsa - Yale

OK - OTY · 1 item(s), oldest 16 day(s), 1 critical

- **CRITICAL** 21901-1 · 16 day(s) old · created 06/12/2026
#243 PTAC not working
Priority: Normal · Category: ptac/hvac
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Tulsa - Hilti

OK - OTH · 14 item(s), oldest 41 day(s), 6 critical

- **CRITICAL** 20959-1 · 41 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 · 41 day(s) old · created 05/18/2026
Guest Laundry Room: Leak behind the first washer closest to the commercial
Priority: Normal · Category: water
- **CRITICAL** 21372-1 · 30 day(s) old · created 05/29/2026
breaker boxes need to be labeled
Priority: Normal · Category: electric
- **CRITICAL** 21395-1 · 30 day(s) old · created 05/29/2026
the drain in courtyard are clogged again
Priority: Normal · Category: water
- **CRITICAL** 21464-1 · 27 day(s) old · created 06/01/2026
maintenance apt. bed room is not cooling down
Priority: Normal · Category: ptac/hvac
- **CRITICAL** 21679-1 · 20 day(s) old · created 06/08/2026
gen. managers apt. first toilet has a leak and leaked into the lobby
Priority: Normal · Category: water
- **STANDARD** 20992-1 · 41 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 · 40 day(s) old · created 05/19/2026
HOTEL HAS INFESTATION OF MICE
Priority: Normal · Category: general
- **STANDARD** 21410-1 · 29 day(s) old · created 05/30/2026
fan needs to be placed back in attic
Priority: Normal · Category: general
- **STANDARD** 21565-1 · 25 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
- **STANDARD** 21707-1 · 19 day(s) old · created 06/09/2026
super glue the numbers down that are on the doors
Priority: Normal · Category: general
- **STANDARD** 21715-1 · 19 day(s) old · created 06/09/2026
room 214
Priority: Normal · Category: general

- **STANDARD 21727-1** · 19 day(s) old · created 06/09/2026
exit sign by room 340 is down
Priority: Normal · Category: general
 - **STANDARD 21856-1** · 17 day(s) old · created 06/11/2026
need to get rid of the weeds in and around the property
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.