



EAGLE SUITES®

Maintenance Aging Report

Leadership roll-up of open hotel-level maintenance work orders by aging threshold.

06/17/2026 | Produced: 7:51 AM

OPEN WORK
ORDERS

189

Current source
report scope

EXECUTIVE 30+
DAYS

5

Across 3 hotel(s)

REGIONAL 14+
DAYS

29

Across 9 hotel(s)

URGENT OPEN
ITEMS

10

Marked urgent in
source

Executive Summary

There are **5** open work order(s) at the executive 30+ day threshold and **29** open work order(s) at the regional 14+ day threshold. The current aged backlog is concentrated most heavily at **Tulsa - E 52nd Street** with 11 item(s). This report is built to keep the executive view exception-based and the regional view operational.

What Needs Attention Now

- **Tulsa - E 52nd Street** has 3 item(s) at 30+ days old, oldest at 30 day(s).
- **Baton Rouge - Boardwalk** has 1 item(s) at 30+ days old, oldest at 56 day(s).
- **Oklahoma City - NW Expressway** has 1 item(s) at 30+ days old, oldest at 43 day(s).
- **Tulsa - E 52nd Street** has 11 item(s) at 14+ days old, oldest at 30 day(s), 0 urgent.
- **Baton Rouge - Gwenadele** has 5 item(s) at 14+ days old, oldest at 29 day(s), 0 urgent.
- **Little Rock - University** has 5 item(s) at 14+ days old, oldest at 28 day(s), 0 urgent.

Executive Level, 30+ Day Items

Tulsa - E 52nd Street

3 item(s), oldest 30 day(s), no urgent items

Regional Level, 14+ Day Items

Tulsa - E 52nd Street

11 item(s), oldest 30 day(s), no urgent items

- **20959-1** · Normal · 30 day(s) old · created 05/18/2026
need the drains outside in court yard covered the holes and the grates
- **20990-1** · Normal · 30 day(s) old · created 05/18/2026
Guest Laundry Room: Leak behind the first washer closest to the commercial
- **20992-1** · Normal · 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.

Baton Rouge - Boardwalk

1 item(s), oldest 56 day(s), no urgent items

- **20100-1** · Normal · 56 day(s) old · created 04/22/2026
back parking lot lights not working

Oklahoma City - NW Expressway

1 item(s), oldest 43 day(s), no urgent items

- **20539-1** · Normal · 43 day(s) old · created 05/05/2026
!! power for laundry door need hooked up now that B LINE has been out here

- **20959-1** · Normal · 30 day(s) old · created 05/18/2026
need the drains outside in court yard covered the holes and the grates
- **20990-1** · Normal · 30 day(s) old · created 05/18/2026
Guest Laundry Room: Leak behind the first washer closest to the commercial
- **20992-1** · Normal · 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.
- **21009-1** · Normal · 29 day(s) old · created 05/19/2026
HOTEL HAS INFESTATION OF MICE
- **21117-1** · Normal · 27 day(s) old · created 05/21/2026
leak in assistant managers bathroom mildew really bad, door will not shut
- **21372-1** · Normal · 19 day(s) old · created 05/29/2026
breaker boxes need to be labeled
- **21395-1** · Normal · 19 day(s) old · created 05/29/2026
the drain in courtyard are clogged again
- **21410-1** · Normal · 18 day(s) old · created 05/30/2026
fan needs to be placed back in attic
- **21464-1** · Normal · 16 day(s) old · created 06/01/2026
maintenance apt. bed room is not cooling down
- **21552-1** · Normal · 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.
- **21565-1** · Normal · 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.

Baton Rouge - Gwenadele

5 item(s), oldest 29 day(s), no urgent items

- **21036-1** · Normal · 29 day(s) old · created 05/19/2026
331 fix ptac-missing parts
- **21282-1** · Normal · 21 day(s) old · created 05/27/2026
218- Ceiling needs drywall repair.
- **21495-1** · Normal · 15 day(s) old · created 06/02/2026
108-Plumbing in room still need to be fixed. JK repairs.
- **21502-1** · Normal · 15 day(s) old · created 06/02/2026
132- The hot water does not turn on in bathroom sink. Update: Requires plumber
- **21529-1** · Normal · 14 day(s) old · created 06/03/2026
128- the outside ptac box needs repair. JK

Little Rock - University

5 item(s), oldest 28 day(s), no urgent items

- **21067-1** · Normal · 28 day(s) old · created 05/20/2026
several of our bulbs are out on our big joe eagle sign on the front entrance of
- **21420-1** · Normal · 18 day(s) old · created 05/30/2026
room 3110 needs bed frame replaced (current one broken) room 3110 needs blinds replaced
- **21423-1** · Normal · 18 day(s) old · created 05/30/2026
room 1110 needs door looked at is difficult to open due to it catching (I believe door is catching on it)
- **21492-1** · Normal · 15 day(s) old · created 06/02/2026
Touch up paint on Exterior of building, especially back of 3000 bldg, between
- **21542-1** · Normal · 14 day(s) old · created 06/03/2026
24x80 Doors 3 in in total needed also 2 AC/Heating units

Little Rock - Hardin Road

3 item(s), oldest 18 day(s), no urgent items

- **21411-1** · Normal · 18 day(s) old · created 05/30/2026
Room 102 Needs Plumber Benny
Handi Cap Room Shower floor
cracked Toilet will not flush all the
way
- **21555-1** · Normal · 14 day(s) old · created 06/03/2026
#216 needs to be painted
- **21560-1** · Normal · 14 day(s) old · created 06/03/2026
need more queen size bed frames

Baton Rouge - Boardwalk

1 item(s), oldest 56 day(s), no urgent items

- **20100-1** · Normal · 56 day(s) old · created 04/22/2026
back parking lot lights not working

Oklahoma City - NW Expressway

1 item(s), oldest 43 day(s), no urgent items

- **20539-1** · Normal · 43 day(s) old · created 05/05/2026
!! power for laundry door need
hooked up now that B LINE has been
out here

Eagle Suites - Breckenridge

1 item(s), oldest 20 day(s), 1 urgent

- **21333-1** · Urgent · 20 day(s) old · created 05/28/2026
inspect gutters in front of office.
When it rains, it puddles in front of
office door. Titan

Oklahoma City - NE I-35

1 item(s), oldest 15 day(s), no urgent items

- **21479-1** · Normal · 15 day(s) old · created 06/02/2026
ROOM 227 NEEDS A NEW PTAC

Tulsa - S Yale Ave

1 item(s), oldest 15 day(s), no urgent items

- **21484-1** · Normal · 15 day(s) old · created 06/02/2026
#326 Full paint

Pattern Intelligence

- Total open work orders in source report: **189**, with **10** marked urgent.
- Executive threshold (30+ days): **5** item(s) across **3** hotel(s).
- Regional threshold (14+ days): **29** item(s) across **9** hotel(s).
- Most concentrated aging backlog is at **Tulsa - E 52nd Street** with **11** item(s) currently at the 14+ day threshold.
- PTAC / HVAC-related items appear repeatedly in the aged backlog, with **3** aged item(s) tied to that category.

Recommended Actions

- Escalate any **urgent** item that reaches 14 days old into same-day regional review instead of allowing it to roll deeper into backlog.
- Assign one owner per hotel for aged work orders and require a daily status comment until closure.
- Separate recurring PTAC / HVAC parts shortages from normal room-turn tasks so material constraints do not hide in general backlog.
- For the executive view, keep the 30+ day section intentionally short and exception-based. If that section is empty, leadership should read that as backlog still recoverable.

Source Notes

- Source file: **Eagle Suites Maintenance**
- Assigned user filter in source: **All**
- Status scope: **New, Assigned, Scheduled, and Waiting**
- Aging thresholds used here: **30+ days for executive** and **14+ days for regional**