



EAGLE SUITES®

Maintenance Aging Report

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

09/03/2026 | Produced: 8:03 AM

OPEN WORK
ORDERS

257

Current source
report scope

EXECUTIVE 30+
DAYS

6

Across 2 hotel(s)

REGIONAL 14+
DAYS

67

Across 10 hotel(s)

URGENT OPEN
ITEMS

16

Marked urgent in
source

Executive Summary

There are **6** open work order(s) at the executive 30+ day threshold and **67** open work order(s) at the regional 14+ day threshold. The current aged backlog is concentrated most heavily at **North Little Rock - Gray Road** with 32 item(s). This report is built to keep the executive view exception-based and the regional view operational.

What Needs Attention Now

- **Oklahoma City - NW Expressway** has 3 item(s) at 30+ days old, oldest at 73 day(s), including urgent work.
- **Baton Rouge - Gwenadele** has 3 item(s) at 30+ days old, oldest at 30 day(s).
- **North Little Rock - Gray Road** has 32 item(s) at 14+ days old, oldest at 14 day(s), 0 urgent.
- **Oklahoma City - NW Expressway** has 13 item(s) at 14+ days old, oldest at 73 day(s), 1 urgent.
- **Tulsa - S Yale Ave** has 5 item(s) at 14+ days old, oldest at 23 day(s), 0 urgent.

Executive Level, 30+ Day Items

Oklahoma City - NW Expressway

3 item(s), oldest 73 day(s), 1 urgent

Regional Level, 14+ Day Items

North Little Rock - Gray Road

32 item(s), oldest 14 day(s), no urgent items

- **22233-1** · Normal · 73 day(s) old · created 06/22/2026
tile needs redone in multiple 2nd floor units (outside calls for tile work)
- **23842-1** · Normal · 33 day(s) old · created 08/01/2026
unit 162 ceiling damage from 262 ptac leak
- **23851-1** · Urgent · 32 day(s) old · created 08/02/2026
Stair in 237 stairwell is broken

Baton Rouge - Gwenadele

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

- **23954-1** · Normal · 30 day(s) old · created 08/04/2026
305 tub/shower cracked
- **23956-1** · Normal · 30 day(s) old · created 08/04/2026
305-shower curtain rod put back up/ wall torn up by dog/hole in wall/bath door
- **23964-1** · Normal · 30 day(s) old · created 08/04/2026
334- missing tile work in closet and exposed pipes near closet(maybe for a
- **24794-1** · Normal · 14 day(s) old · created 08/20/2026
Room 419 needs paint and texture removed from floor
- **24795-1** · Normal · 14 day(s) old · created 08/20/2026
Room 419 needs plate covers for exposed wiring for lights and between door
- **24796-1** · Normal · 14 day(s) old · created 08/20/2026
Room 419 needs a large chair
- **24797-1** · Normal · 14 day(s) old · created 08/20/2026
Room 419 needs a shower head installed
- **24798-1** · Normal · 14 day(s) old · created 08/20/2026
Room 419 needs blinds installed in living room
- **24805-1** · Normal · 14 day(s) old · created 08/20/2026
Room 458 needs touchup paint
- **24806-1** · Normal · 14 day(s) old · created 08/20/2026
Room 458 needs a full size bedframe and mattress installed in the room
- **24807-1** · Normal · 14 day(s) old · created 08/20/2026
Room 462 needs fully painted
- **24808-1** · Normal · 14 day(s) old · created 08/20/2026
Room 462 needs blinds replaced
- **24810-1** · Normal · 14 day(s) old · created 08/20/2026
Room 468 needs microwave replaced (rusted inside)
- **24811-1** · Normal · 14 day(s) old · created 08/20/2026
Room 468 needs artwork installed
- **24812-1** · Normal · 14 day(s) old · created 08/20/2026
Room 473 needs both sets of blinds replaced
- **24813-1** · Normal · 14 day(s) old · created 08/20/2026
Room 473 needs screws removed,

small holes patched, then fully painted

- **24814-1** · Normal · 14 day(s) old · created 08/20/2026
Room 474 needs small holes patched and fully painted
- **24815-1** · Normal · 14 day(s) old · created 08/20/2026
Room 474 needs a blank plate cover installed
- **24824-1** · Normal · 14 day(s) old · created 08/20/2026
Room 525 needs fully painted
- **24825-1** · Normal · 14 day(s) old · created 08/20/2026
Room 525 needs torn chairs replaced
- **24826-1** · Normal · 14 day(s) old · created 08/20/2026
Room 525 needs mattress replaced after BB heat treatment
- **24827-1** · Normal · 14 day(s) old · created 08/20/2026
Room 531 needs small holes patched and touchup paint
- **24830-1** · Normal · 14 day(s) old · created 08/20/2026
Room 548 needs blinds replaced
- **24831-1** · Normal · 14 day(s) old · created 08/20/2026
Room 548 needs top cabinet painted or replaced due to smoke damage
- **24835-1** · Normal · 14 day(s) old · created 08/20/2026
Room 559 needs blinds replaced
- **24836-1** · Normal · 14 day(s) old · created 08/20/2026
Room 559 needs small holes patched then fully painted
- **24837-1** · Normal · 14 day(s) old · created 08/20/2026
Room 559 needs broken chair replaced Lankford, Maintenance Department, NLR Gray
- **24839-1** · Normal · 14 day(s) old · created 08/20/2026
Room 567 needs mirror installed

and then fully painted Jeremy Lankford, Maintenance Department, NLR Gray

- **24840-1** · Normal · 14 day(s) old · created 08/20/2026
Room 567 needs blinds replaced Jeremy Lankford, Maintenance Department, NLR Gray
- **24841-1** · Normal · 14 day(s) old · created 08/20/2026
Room 568 needs small holes patched then fully painted Jeremy Lankford, Maintenance Department, NLR Gray
- **24842-1** · Normal · 14 day(s) old · created 08/20/2026
Room 568 needs blinds replaced Jeremy Lankford, Maintenance Department, NLR Gray
- **24843-1** · Normal · 14 day(s) old · created 08/20/2026
Room 568 needs smoke detector and plate cover reinstalled Jeremy Lankford, Maintenance Department, NLR Gray
- **24844-1** · Normal · 14 day(s) old · created 08/20/2026
Room 568 needs microwave replaced (rusted inside) Jeremy Lankford, Maintenance Department, NLR Gray
- **24871-1** · Normal · 14 day(s) old · created 08/20/2026
Room 156 area.
- **24874-1** · Normal · 14 day(s) old · created 08/20/2026
Room 144 hole in the wall

Oklahoma City - NW Expressway

13 item(s), oldest 73 day(s), 1 urgent

- **22233-1** · Normal · 73 day(s) old · created 06/22/2026
tile needs redone in multiple 2nd floor units (outside calls for tile work)
- **23842-1** · Normal · 33 day(s) old · created 08/01/2026

unit 162 ceiling damage from 262
ptac leak

- **23851-1** · Urgent · 32 day(s) old ·
created 08/02/2026
Stair in 237 stairwell is broken
- **24262-1** · Normal · 23 day(s) old ·
created 08/11/2026
lights that are out along walkways:
- **24457-1** · Normal · 21 day(s) old ·
created 08/13/2026
225 bathroom sink filter
- **24460-1** · Normal · 21 day(s) old ·
created 08/13/2026
241 bed frame squeaking may be
missing a piece, both kitchen outlets
dont
- **24463-1** · Normal · 21 day(s) old ·
created 08/13/2026
200 need bathroom fan installed
- **24470-1** · Normal · 21 day(s) old ·
created 08/13/2026
251 need bathroom fan
- **24471-1** · Normal · 21 day(s) old ·
created 08/13/2026
204 need bathroom fan in master
bath
- **24660-1** · Normal · 17 day(s) old ·
created 08/17/2026
238 need bathroom fan
- **24687-1** · Normal · 16 day(s) old ·
created 08/18/2026
107 There is no cover for outlet
behind the fridge
- **24863-1** · Normal · 14 day(s) old ·
created 08/20/2026
209 need cold water line
- **24865-1** · Normal · 14 day(s) old ·
created 08/20/2026
147 bathroom wall patch behind
needs redone

Tulsa - S Yale Ave

5 item(s), oldest 23 day(s), no urgent items

- **24284-1** · Normal · 23 day(s) old ·
created 08/11/2026
SOFFITT BY OFFICE AND TRIM ON
ROOF BY EAGLE SIGN

- **24285-1** · Normal · 23 day(s) old · created 08/11/2026
REPAIR FENCE
- **24287-1** · Normal · 23 day(s) old · created 08/11/2026
JOE EAGLE BOARD
- **24289-1** · Normal · 23 day(s) old · created 08/11/2026
FIX CONDUIT W/ MORE HANGING ON OUTBACK SIDE SECOND AND
- **24793-1** · Normal · 14 day(s) old · created 08/20/2026
112- check for maint needed

Tulsa - E 52nd Street

4 item(s), oldest 27 day(s), no urgent items

- **24153-1** · Normal · 27 day(s) old · created 08/07/2026
critters in between the ceilings and floors, (mice, squirrels, raccoons)
- **24267-1** · Normal · 23 day(s) old · created 08/11/2026
step is broken on the 2nd stairs in front of room 222 its the first step on the
- **24407-1** · Normal · 21 day(s) old · created 08/13/2026
assistant manager apt.
- **24689-1** · Normal · 16 day(s) old · created 08/18/2026
THERE IS A LEAK IN THE 2ND FLOOR 1ST STORAGE ROOM LOOKS LIKE

Jacksonville - Shamrock

4 item(s), oldest 23 day(s), no urgent items

- **24301-1** · Normal · 23 day(s) old · created 08/11/2026
The golf car wont go even with a full charge
- **24305-1** · Normal · 23 day(s) old · created 08/11/2026
Building 500. Guest Stated that they have had a wood splinter walking the
- **24307-1** · Normal · 23 day(s) old · created 08/11/2026

200 Building under Rm 210-212
have Green slippery goo in the floor.

- **24850-1** · Normal · 14 day(s) old ·
created 08/20/2026
RM 126 - Needs PTAC + Refrigerator
+ also need 1 extra PTAC to get
rooms
-

Baton Rouge - Gwenadele

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

- **23954-1** · Normal · 30 day(s) old ·
created 08/04/2026
305 tub/shower cracked
 - **23956-1** · Normal · 30 day(s) old ·
created 08/04/2026
305-shower curtain rod put back
up/ wall torn up by dog/hole in
wall/bath door
 - **23964-1** · Normal · 30 day(s) old ·
created 08/04/2026
334- missing tile work in closet and
exposed pipes near closet(maybe
for a
-

Oklahoma City - SW 3rd

3 item(s), oldest 23 day(s), no urgent items

- **24323-1** · Normal · 23 day(s) old ·
created 08/11/2026
1092 DOOR KNOB FREE FLOATING
ON BATHROOM DOOR
 - **24552-1** · Normal · 20 day(s) old ·
created 08/14/2026
1107 NEEDS A MIRROR
 - **24743-1** · Normal · 15 day(s) old ·
created 08/19/2026
2106 WATER DOES NOT TURN OFF
COMPLETELY ON SHOWER.
-

Benton - Military Rd

1 item(s), oldest 17 day(s), no urgent items

- **24659-1** · Normal · 17 day(s) old ·
created 08/17/2026
Hedges need to be trimmed
-

Baton Rouge - Airline

1 item(s), oldest 14 day(s), no urgent items

- **24851-1** · Normal · 14 day(s) old · created 08/20/2026
yellow paint to paint curbs and finish parking lines is in office Jacob started Airline

Eagle Suites - Breckenridge

1 item(s), oldest 14 day(s), no urgent items

- **24854-1** · Normal · 14 day(s) old · created 08/20/2026
RM 103 NEED DEHUMIDIFIER FOR MOLD

Pattern Intelligence

- Total open work orders in source report: **257**, with **16** marked urgent.
- Executive threshold (30+ days): **6** item(s) across **2** hotel(s).
- Regional threshold (14+ days): **67** item(s) across **10** hotel(s).
- Most concentrated aging backlog is at **North Little Rock - Gray Road** with **32** item(s) currently at the 14+ day threshold.
- PTAC / HVAC-related items appear repeatedly in the aged backlog, with **2** 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**