



EAGLE SUITES®

Maintenance Aging Report

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

09/04/2026 | Produced: 7:51 AM

OPEN WORK
ORDERS

273

Current source
report scope

EXECUTIVE 30+
DAYS

4

Across 2 hotel(s)

REGIONAL 14+
DAYS

71

Across 13 hotel(s)

URGENT OPEN
ITEMS

16

Marked urgent in
source

Executive Summary

There are **4** open work order(s) at the executive 30+ day threshold and **71** 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 31 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 2 item(s) at 30+ days old, oldest at 74 day(s).
- **Baton Rouge - Gwenadele** has 2 item(s) at 30+ days old, oldest at 31 day(s).
- **North Little Rock - Gray Road** has 31 item(s) at 14+ days old, oldest at 15 day(s), 0 urgent.
- **Oklahoma City - NW Expressway** has 13 item(s) at 14+ days old, oldest at 74 day(s), 0 urgent.
- **Tulsa - E 52nd Street** has 4 item(s) at 14+ days old, oldest at 28 day(s), 0 urgent.

Executive Level, 30+ Day Items

Oklahoma City - NW Expressway

2 item(s), oldest 74 day(s), no urgent items

Regional Level, 14+ Day Items

North Little Rock - Gray Road

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

- **22233-1** · Normal · 74 day(s) old · created 06/22/2026
tile needs redone in multiple 2nd floor units (outside calls for tile work)
- **23842-1** · Normal · 34 day(s) old · created 08/01/2026
unit 162 ceiling damage from 262 ptac leak

Baton Rouge - Gwenadele

2 item(s), oldest 31 day(s), no urgent items

- **23954-1** · Normal · 31 day(s) old · created 08/04/2026
305 tub/shower cracked
- **23964-1** · Normal · 31 day(s) old · created 08/04/2026
334- missing tile work in closet and exposed pipes near closet(maybe for a

- **24794-1** · Normal · 15 day(s) old · created 08/20/2026
Room 419 needs paint and texture removed from floor
- **24795-1** · Normal · 15 day(s) old · created 08/20/2026
Room 419 needs plate covers for exposed wiring for lights and between door
- **24796-1** · Normal · 15 day(s) old · created 08/20/2026
Room 419 needs a large chair
- **24797-1** · Normal · 15 day(s) old · created 08/20/2026
Room 419 needs a shower head installed
- **24798-1** · Normal · 15 day(s) old · created 08/20/2026
Room 419 needs blinds installed in living room
- **24805-1** · Normal · 15 day(s) old · created 08/20/2026
Room 458 needs touchup paint
- **24806-1** · Normal · 15 day(s) old · created 08/20/2026
Room 458 needs a full size bedframe and mattress installed in the room
- **24807-1** · Normal · 15 day(s) old · created 08/20/2026
Room 462 needs fully painted
- **24808-1** · Normal · 15 day(s) old · created 08/20/2026
Room 462 needs blinds replaced
- **24810-1** · Normal · 15 day(s) old · created 08/20/2026
Room 468 needs microwave replaced (rusted inside)
- **24811-1** · Normal · 15 day(s) old · created 08/20/2026
Room 468 needs artwork installed
- **24812-1** · Normal · 15 day(s) old · created 08/20/2026
Room 473 needs both sets of blinds replaced
- **24813-1** · Normal · 15 day(s) old · created 08/20/2026
Room 473 needs screws removed,

small holes patched, then fully painted

- **24814-1** · Normal · 15 day(s) old · created 08/20/2026
Room 474 needs small holes patched and fully painted
- **24815-1** · Normal · 15 day(s) old · created 08/20/2026
Room 474 needs a blank plate cover installed
- **24824-1** · Normal · 15 day(s) old · created 08/20/2026
Room 525 needs fully painted
- **24825-1** · Normal · 15 day(s) old · created 08/20/2026
Room 525 needs torn chairs replaced
- **24826-1** · Normal · 15 day(s) old · created 08/20/2026
Room 525 needs mattress replaced after BB heat treatment
- **24830-1** · Normal · 15 day(s) old · created 08/20/2026
Room 548 needs blinds replaced
- **24831-1** · Normal · 15 day(s) old · created 08/20/2026
Room 548 needs top cabinet painted or replaced due to smoke damage
- **24835-1** · Normal · 15 day(s) old · created 08/20/2026
Room 559 needs blinds replaced
- **24836-1** · Normal · 15 day(s) old · created 08/20/2026
Room 559 needs small holes patched then fully painted
- **24837-1** · Normal · 15 day(s) old · created 08/20/2026
Room 559 needs broken chair replaced
- **24839-1** · Normal · 15 day(s) old · created 08/20/2026
Room 567 needs mirror installed and then fully painted
- **24840-1** · Normal · 15 day(s) old · created 08/20/2026
Room 567 needs blinds replaced

- **24841-1** · Normal · 15 day(s) old · created 08/20/2026
Room 568 needs small holes patched then fully painted
- **24842-1** · Normal · 15 day(s) old · created 08/20/2026
Room 568 needs blinds replaced
- **24843-1** · Normal · 15 day(s) old · created 08/20/2026
Room 568 needs smoke detector and plate cover reinstalled
- **24844-1** · Normal · 15 day(s) old · created 08/20/2026
Room 568 needs microwave replaced (rusted inside)
- **24871-1** · Normal · 15 day(s) old · created 08/20/2026
Room 156 area.
- **24874-1** · Normal · 15 day(s) old · created 08/20/2026
Room 144 hole in the wall

Oklahoma City - NW Expressway

13 item(s), oldest 74 day(s), no urgent items

- **22233-1** · Normal · 74 day(s) old · created 06/22/2026
tile needs redone in multiple 2nd floor units (outside calls for tile work)
- **23842-1** · Normal · 34 day(s) old · created 08/01/2026
unit 162 ceiling damage from 262 ptac leak
- **24262-1** · Normal · 24 day(s) old · created 08/11/2026
lights that are out along walkways:
- **24457-1** · Normal · 22 day(s) old · created 08/13/2026
225 bathroom sink filter
- **24460-1** · Normal · 22 day(s) old · created 08/13/2026
241 bed frame squeaking may be missing a piece, both kitchen outlets dont
- **24463-1** · Normal · 22 day(s) old · created 08/13/2026
200 need bathroom fan installed

- **24470-1** · Normal · 22 day(s) old · created 08/13/2026
251 need bathroom fan
- **24471-1** · Normal · 22 day(s) old · created 08/13/2026
204 need bathroom fan in master bath
- **24660-1** · Normal · 18 day(s) old · created 08/17/2026
238 need bathroom fan
- **24865-1** · Normal · 15 day(s) old · created 08/20/2026
147 bathroom wall patch behind needs redone
- **24913-1** · Normal · 14 day(s) old · created 08/21/2026
Covered roof in front of the office the light on top is falling out
- **24916-1** · Normal · 14 day(s) old · created 08/21/2026
246 - Shower Surround
- **24917-1** · Normal · 14 day(s) old · created 08/21/2026
222 - Shower Surround must be fixed

Tulsa - E 52nd Street

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

- **24153-1** · Normal · 28 day(s) old · created 08/07/2026
critters in between the ceilings and floors, (mice, squirrels, raccoons)
- **24267-1** · Normal · 24 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 · 22 day(s) old · created 08/13/2026
assistant manager apt.
- **24689-1** · Normal · 17 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 24 day(s), no urgent items

- **24301-1** · Normal · 24 day(s) old · created 08/11/2026
The golf car wont go even with a full charge
- **24305-1** · Normal · 24 day(s) old · created 08/11/2026
Building 500. Guest Stated that they have had a wood splinter walking the
- **24307-1** · Normal · 24 day(s) old · created 08/11/2026
200 Building under Rm 210-212 have Green slippery goo in the floor.
- **24850-1** · Normal · 15 day(s) old · created 08/20/2026
RM 126 - Needs PTAC + Refrigerator + also need 1 extra PTAC to get rooms

Tulsa - S Yale Ave

4 item(s), oldest 24 day(s), no urgent items

- **24284-1** · Normal · 24 day(s) old · created 08/11/2026
SOFFITT BY OFFICE AND TRIM ON ROOF BY EAGLE SIGN
- **24285-1** · Normal · 24 day(s) old · created 08/11/2026
REPAIR FENCE
- **24287-1** · Normal · 24 day(s) old · created 08/11/2026
JOE EAGLE BOARD
- **24289-1** · Normal · 24 day(s) old · created 08/11/2026
FIX CONDUIT W/ MORE HANGING ON OUTBACK SIDE SECOND AND

Little Rock - University

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

- **24929-1** · Normal · 14 day(s) old · created 08/21/2026
room 3135 needs air conditioner cover replaced current one does not fit and
- **24930-1** · Normal · 14 day(s) old · created 08/21/2026

room 3125 needs toilet seat tightened

- **24931-1** · Normal · 14 day(s) old · created 08/21/2026
room 3134 toilet chain is broken needs replaced
 - **24934-1** · Normal · 14 day(s) old · created 08/21/2026
room 2105 bathroom door knob is messed up
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Oklahoma City - SW 3rd

3 item(s), oldest 24 day(s), no urgent items

- **24323-1** · Normal · 24 day(s) old · created 08/11/2026
1092 DOOR KNOB FREE FLOATING ON BATHROOM DOOR
 - **24552-1** · Normal · 21 day(s) old · created 08/14/2026
1107 NEEDS A MIRROR
 - **24743-1** · Normal · 16 day(s) old · created 08/19/2026
2106 WATER DOES NOT TURN OFF COMPLETELY ON SHOWER.
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Baton Rouge - Gwenadele

2 item(s), oldest 31 day(s), no urgent items

- **23954-1** · Normal · 31 day(s) old · created 08/04/2026
305 tub/shower cracked
 - **23964-1** · Normal · 31 day(s) old · created 08/04/2026
334- missing tile work in closet and exposed pipes near closet(maybe for a
-

Eagle Suites - Breckenridge

2 item(s), oldest 15 day(s), 1 urgent

- **24854-1** · Normal · 15 day(s) old · created 08/20/2026
RM 103 NEED DEHUMIDIFIER FOR MOLD
- **24938-1** · Urgent · 14 day(s) old · created 08/21/2026
236 bathtub cracked again. not sure

if it was fixed correctly about a month

Benton - Military Rd

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

- **24659-1** · Normal · 18 day(s) old · created 08/17/2026
Hedges need to be trimmed

Baton Rouge - Airline

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

- **24851-1** · Normal · 15 day(s) old · created 08/20/2026
yellow paint to paint curbs and finish parking lines is in office Jacob started Airline

Little Rock - Hardin Road

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

- **24899-1** · Normal · 14 day(s) old · created 08/21/2026
Room 128 Refrigerator still not cooling on the bottom

Oklahoma City - NE I-35

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

- **24924-1** · Normal · 14 day(s) old · created 08/21/2026
107 SHELF NEEDS TO BE REPLACED IN BATHROOM.

Pattern Intelligence

- Total open work orders in source report: **273**, with **16** marked urgent.
- Executive threshold (30+ days): **4** item(s) across **2** hotel(s).
- Regional threshold (14+ days): **71** item(s) across **13** hotel(s).
- Most concentrated aging backlog is at **North Little Rock - Gray Road** with **31** 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**