



PROPERTY CONDITION REPORT

CONDITION REPORT

5150 Gateway Commerce Blvd, San Antonio, TX 78219

Warehouse / Distribution · Condition assessment · July 26, 2026

C

Fair — 60/100

Overall condition, weighted by finding severity

4

TOTAL FINDINGS

2

HIGH

1

MEDIUM

1

LOW

EXECUTIVE SUMMARY

Overall the property is in serviceable condition with no life-safety concerns observed at the time of inspection. Two high-priority items — roof membrane blistering and a misaligned loading dock door — warrant near-term attention to prevent further deterioration and downtime. Remaining items are routine maintenance.

FINDINGS

#1 Roof membrane blistering (north bay)

HIGH



Widespread blistering observed across roughly 400 sq ft of the north bay TPO membrane, with two open seams near the drain. Active moisture staining below suggests intrusion.

Recommended fix: Engage a commercial roofer to assess and reseal affected sections within 30 days

#2 Loading dock door #3 off-track

HIGH



Overhead door #3 binds and jumps the track when cycled. Bent lower track section and two worn rollers. Pinch/entrapment risk to staff.

Recommended fix: Lock out door #3 and service the track and rollers before returning to use

#3 Parking lot cracking (NE corner)

MEDIUM

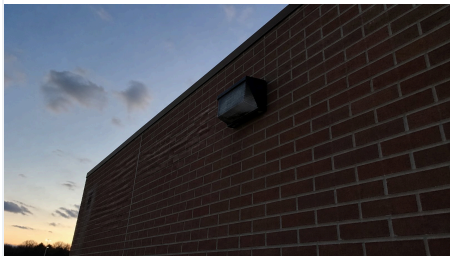


Alligator cracking across the northeast drive lane, ~120 linear ft. No trip hazards yet but water infiltration will accelerate base failure.

Recommended fix: Rout and seal cracks now; budget resurfacing within 12 months

#4 Exterior wall-pack light out (east elevation)

LOW



One of four east-elevation wall packs is dark, reducing after-hours lighting near the employee entrance.

Recommended fix: Replace ballast/fixture on next maintenance pass

ACTION PLAN

#	ITEM	PRIORITY	RECOMMENDED FIX
1	Roof membrane blistering (north bay)	HIGH	Engage a commercial roofer to assess and reseal affected sections within 30 days
2	Loading dock door #3 off-track	HIGH	Lock out door #3 and service the track and rollers before returning to use
3	Parking lot cracking (NE corner)	MEDIUM	Rout and seal cracks now; budget resurfacing within 12 months
4	Exterior wall-pack light out (east elevation)	LOW	Replace ballast/fixture on next maintenance pass