

Kim.Shelly@tasb.org

Good News!!!

As expected, the engineer did contribute some of the gym floor damage to the plumbing leaks on a section of the floor after the additional testing was completed. Given the type of floor that you have, repair will not be possible; therefore, coverage will be provided to replace the floor with the \$25,000 deductible.

Let me reach out to some consultants and see if someone can help you with specs if that is the direction you want to go.

I will try and get this done today. Yesterday was quite busy so hoping for a calmer day.

Kim Shelly

Claims Representative

Risk Management Services

Texas Association of School Boards, Inc.

Administrator for the TASB Risk Management Fund

PO Box 400

Austin, TX 78767-0400

Toll Free: [855-428-8886](tel:855-428-8886)

Office: [512-505-2478](tel:512-505-2478)

Cell: [512-695-7487](tel:512-695-7487)

Fax: [512-467-9512](tel:512-467-9512) or [800-580-6720](tel:800-580-6720)

Kim.Shelly@tasb.org

TASBRMF.org

- Engineer Report regarding Leaks and Plumbing Repairs
- Next steps:
 - Plumbing repairs
 - Process for gym restoration
 - Specifications
 - Buy Board/Bid Process



**MERRITT
PLUMBING**

STATIC / HYDROSTATIC TEST REPORT

PROJECT INFORMATION

- **Project Name:** Bracketville ISD Gym Bathrooms
- **Contractor:** Merritt Plumbing (acting for Gerloff Company Inc.)
- **Inspector:** Clayton Turner
- **Date:** July 29, 2026
- **Report Page:** Page 1 of 2

SUMMARY OF FINDINGS & TEST RESULTS

From	To	Pipe Diam. (in.)	Pipe Length (ft.)	Test Pressure (psi) Start / Finish	Test Time (hr: min)	Pass	Fail	Detailed Comments & Observations

10:00	12:30	3"	150"	N/A	01:30:00		X	Girls Bathroom Sewage Line: Water level drops ½" every 5 minutes. Initial drop to 7 ¾" immediately, followed by a gradual drop to 9" over the 1.5-hour test window.
12:30	13:40	3"	100"	N/A	01:40:00		X	Boys Bathroom Sewage Line: Water level drops 1" every 5 minutes. Initial drop to 8" immediately, followed by a gradual drop to 12" over the test window.
13:50	14:30	—	—	40 psi / 40 psi	—	X		Water Line Pressure Test: Maintained a stable 40 psi throughout the testing duration with zero pressure loss.

CERTIFICATION & SIGN-OFF

I hereby certify that the static and hydrostatic testing documented above was conducted under my direct supervision in accordance with standard plumbing codes and project specifications.

Inspected & Reported By: Clayton Turner, Field Inspector, Merritt Plumbing

Approved By: Nathan Thomas, Director of Operations, Merritt Plumbing, Office: (210) 850-3050 | nathan@merrittplumbing.com



September 2, 2026

VIA EMAIL: Kim.Shelly@tasb.org

Texas Association of School Boards (TASB)
12007 Research Blvd
Austin, Texas 78727

Re: Claim No: 20260011930
Claim Type: Commercial
Insured: Brackett ISD
Address: 400 North Ann Street
Brackettville, Texas 78832
Date of Loss: June 13, 2026

SUPPLEMENT

Dear Texas Association of School Boards (TASB),

At your request, Keystone Experts and Engineers, LLC (Keystone) is providing a supplement to the professional engineering report for the above-referenced property dated July 8, 2026. The initial request was to determine the above-referenced property to determine the cause of the reported buckling of the gymnasium floor. The inspection took place on June 25, 2026. In the Conclusions summary of that report, Keystone stated the following:

- Elevated moisture readings indicated rainwater intrusion through pre-existing openings along the roof-to-wall interface near the left gym wall. The moisture caused the reported flooring damage on the left side of the gym.
- Buckled flooring near the right side of the gym was unrelated to the aforementioned water intrusion.
- It is recommended to perform a hydrostatic test for drain lines and water supply pressure testing by a licensed plumber to rule out possible plumbing leaks in this vicinity.

Supplement Request:

Subsequent to the issuance of our original report and a supplement report, Keystone was requested to review the Merritt Plumbing Comprehensive Leak Detection & Hydrostatic Test Report dated August 24, 2026 and comment on if the identified plumbing leaks contributed to the flooring damage.

Documents Reviewed:

- Static / Hydrostatic Test Report by Merritt Plumbing, dated July 29, 2026.
- Email by Kim Shelly, dated July 31, 2026.
- Email by Kim Shelly, dated August 27, 2026.
- Keystone Report Number 78321 by Keystone Experts and Engineers, dated July 8, 2026.

- Supplement to the Keystone Report Number 78321 by Keystone Experts and Engineers, dated August 4, 2026.
- Comprehensive Leak Detection & Hydrostatic Test Report by Merritt Plumbing, dated August 24, 2026.
- Comprehensive Leak Detection & Hydrostatic Test Report by Merritt Plumbing, dated August 24, 2026 that included a photo and room labels in the diagram.

Evaluation:

Review of the comprehensive plumbing report flow tests and diagram revealed that there were sewer line leaks on the left side of the gym from the boys locker room and bathroom and on the right side from the girls locker room and bathroom. Analysis of the flow testing on each side of the gym revealed that there was a loss of 2 of 5 gallons or a loss of 40% on the left side from the boys facilities and a loss of 4 of 5 gallons or 80% on the right side from the girls facilities. The flow tests represent the amount of water lost from the sewer system during normal use conditions and the results of the flow testing revealed a significant loss of water.

Analysis of the diagram of the sewer lines and breaches below the gym slab revealed an area of sewer water loss in proximity to the right of the front side of the gym wood floor. The significant water loss through the sewer line breaches below the slab would be expected to result in the periodic introduction of moisture to the slab and further result in the introduction of moisture to the gym wood floor. When moisture is introduced to a wood floor the wood expands and contracts resulting in deformation of the overall floor surface. This deformation may not necessarily occur around the area of the moisture intrusion but may occur in a central area of the floor span as was the case at the subject gym floor.

Since there was no evidence of a roof leak on the right side of the gym and there were significant plumbing leak(s) identified on the right side of the gym it is Keystone's opinion that the buckled gym flooring on the right side of the gym that measured approximately 20 feet by 2 feet on the right side of the gym floor was the result of the plumbing leak(s) from the girls facilities as identified on the plumbing diagram.

Supplemental Conclusions:

Based upon Keystone's investigation, the available evidence, and the engineer's education, training, and experience, the following conclusions have been reached within a reasonable degree of engineering certainty:

- The buckled gym flooring on the right side of the gym that measured approximately 20 feet by 2 feet was the result of the plumbing leak(s) identified on the right side of the gym from the girls facilities.
- The conclusion previously stated in the Keystone report regarding the left gym wall moisture is still valid, however if new information is received then Keystone reserves the right to modify the conclusions contained herein upon the receipt or discovery of additional information.



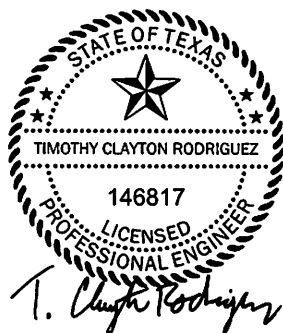
Signatures:

The opinions and findings expressed in this report are based upon the information available to these writers as of the date of this report and are the result of limited non-destructive visual investigation of the property and exposed building components. As such, Keystone assumes no liability for the misuse of this information by others and reserves the right to modify the conclusions contained herein upon receipt or discovery of additional information. Due to the limited access and the non-destructive nature of the investigation, Keystone cannot be held responsible for any hidden defects that may negatively impact the performance of the structure. This report is intended to provide an overview of the existing conditions, and should not be used as an indicator of future performance; no expressed or implied warranties or guarantees of any kind are given.

We at Keystone Experts & Engineers sincerely thank you for the opportunity to serve you.

Prepared by:

Reviewed by:



Timothy Clayton Rodriguez, P.E.
Forensic Engineer

09-02-2026

Erik Moore
National Manager

Texas Firm No: F-17073, Exp: 01-31-2028

