

Services

# Property Condition Assessments

**KMI**  
INTERNATIONAL

[www.kmiintl.com](http://www.kmiintl.com)

Managing property maintenance, improvement, and repair is tedious and costly. Good decisions about managing a property require lifecycle experience, professionalism, and a strong construction background.

KMI performs professional property condition assessments (PCA) and conducts due diligence studies to accurately evaluate a property's physical state in financial terms and safeguard investment.

KMI can also provide a Capitol Expenditure Study to help the client financially prepare for future expenditures.

## Services

---

- Baseline Level PCA
- Equity Level PCA
- Cost-to-Complete
- Pre-construction Due Diligence
- Building Inspection
- Weather Event Management
- Moisture Mapping
- Land Assessment

## Service Lead

---




[jbecker@kmiintl.com](mailto:jbecker@kmiintl.com)

### **John Becker**

*Director of Project Management*

John advises clients on every detail to aid in decision-making and ensure successful outcomes. With over 40 years of experience, he adds value to each project he works on. His work entails assessing property conditions, estimating the needed support throughout construction, and determining cost-efficient approaches. Under his leadership, all aspects of a project are accounted for and driven to a successful outcome.



CASE STUDY

# HILTON GRAND VACATION

Project

**Crane Resort Barbados**

Timeline

**2017**

## Background

KMI has been providing PCA services for Hilton Grand Vacation since 2011. They sought KMI's expertise in PCA's for their Crane Resort Barbados before purchasing the property to fully understand the condition of the property and ensure it could meet their brand standards. The resort features ten guest unit buildings, eight common area buildings, four service area buildings, five restaurants/bars, two pools, and a spa/fitness center. The site area reviewed encompassed approximately 27 acres.

## Challenge

Resorts in the Caribbean typically need to not only provide a high-end experience for their guests, but they also need to be a standalone (off the grid) small city. The Crane Resort in Barbados met all these categories with great amenities, stunning views, quality finishes, and vast infrastructure.

## Solution

KMI put together a team of experienced engineers with key estimators/property condition assessors to review the property in detail, by HGV standards, and provided a 626-page report that detailed the condition of all key elements on the property. KMI led a collaborative team that included structural engineers, mechanical engineers, civil engineers, wastewater treatment and reverse osmosis plant engineers, power generation engineers, and swimming pool experts to assess the property entirely