

Services

Property Condition Assessments



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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 Capital Expenditure Study to help the client financially prepare for future expenditures.

KMI follows the American Society for Testing and Materials (ASTM) E2018 Standard Guide for Property Condition Assessments in order to maintain strict standards of practice and process.

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



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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

CHURCH INSURANCE COMPANY

Project

**St. Michael and All Angels
Episcopal Church**

Timeline

2020

Services

**Property Condition
Assessment and Disaster
Recovery**

Background

2020 was a record-breaking hurricane season that included Hurricane Laura. The storm tormented Louisiana, causing an estimated \$17.5B in damages. Just a mere six weeks after Laura, Hurricane Delta made landfall. It impacted roughly the same areas that were still reeling from Hurricane Laura.

Lake Charles' St. Michael and All Angels Episcopal Church suffered significant damages. Strong winds ripped off part of the roof and led to substantial water damage to the interiors. Damages were estimated at nearly \$3M.

Challenge

Lake Charles was an area devastated by two hurricanes in a short amount of time, one of which was amongst the most powerful storms ever to hit Louisiana. Damages made travel to the area difficult. Resources were stretched thin due to the high demand following devastation from the storms.

Solution

As an established, trusted partner for Church Insurance Company of VT & NY, KMI was immediately deployed to Lake Charles on their behalf. The KMI Team worked quickly and diligently to assess damages to the property. An agreed settlement amount was successfully negotiated through seamless collaboration with the Church and the appointed contractor. KMI was able to save Church Insurance approximately 27% through a thorough assessment of the condition of the property and accurate pricing of the actual damages.