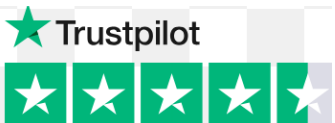


Price List 2026

Building inspections and expert services, consultations, baseline surveys, thermography, handover inspections and MJOP

For whom Private clients, owners' associations (VvE), property managers and businesses	Reporting Digital PDF; supplied after payment in full	Price basis Including 21% VAT unless stated otherwise
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 Google customer rating	Mays Company BV - Bouwkundige Keuring & Expertise 9.4 /10  Feedback Company	 Trustpilot
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Pricing principles

All fees include 21% VAT unless explicitly stated otherwise.

A tailored quotation may be required for unusual properties, restricted access, missing drawings, additional building elements or specialist questions.

1. Residential building inspections

Inspections for purchase, financing, valuation/NHG and verbal pre-purchase advice.

Building inspection including NHG

Service	Fee	Details
Monday to Friday	€465	Per dwelling and house number, up to 800 m3.
Saturday	€525	Subject to availability.
Sunday and public holidays	€550	Subject to availability.
Additional volume above 800 m3	€45 per 100 m3	If the volume is unknown, the inspector will make a reasonable estimate.

Building condition survey including the NHG 2021 valuation-report template

Service	Fee	Details
Monday to Friday	€425	Per dwelling and house number, up to 800 m3. This is not a full building inspection.
Additional volume above 800 m3	€45 per 100 m3	Applies per additional 100 m3 or part thereof.

Walk-through building inspection

Service	Fee	Details
Monday to Friday	€425	Up to 1.5 hours. Verbal advice; no written report.
Saturday	€475	Subject to availability.
Sunday and public holidays	€525	Subject to availability.
Additional work after 1.5 hours	€37.50 per 15 min.	Including 21% VAT.

2. New-build and handover inspections

Pre-handover inspection, handover inspection and optional check of underfloor heating.

New-build pre-handover or handover inspection

Service	Fee	Details
Monday to Friday	€465	Per dwelling and house number. Based on one assignment: pre-handover or handover inspection.
Additional work after 1.5 hours	€37.50 per 15 min.	For additional inspection or reporting time.
Thermographic inspection of underfloor heating	€85	Short thermal imaging scan as an add-on to a handover inspection.

3. Baseline / pre-construction condition surveys

Visual record of the existing condition before work begins.

Baseline or pre-construction condition survey

Service	Fee	Details
Monday to Friday	€495	Per dwelling and house number, up to 800 m3.
Saturday	€550	Subject to availability.
Sunday and public holidays	€575	Subject to availability.
Additional volume above 800 m3	€45 per 100 m3	Applies to larger properties.

4. Thermography and additional measurements

Thermal imaging and additional inspections aimed at identifying visible indications.

Thermographic measurement / thermographic survey

Service	Fee	Details
Monday to Friday	€445	Per dwelling and house number, up to 800 m3.
Saturday	€500	Subject to availability.
Sunday and public holidays	€525	Subject to availability.

Service	Fee	Details
Additional volume above 800 m3	€45 per 100 m3	Applies to larger properties.

5. Building consultation, defect investigation and expert services

For specific building-related questions, defects, file review or technical advice.

Building consultation / expert investigation / defect investigation

Service	Fee	Details
Monday to Friday	€495	Up to 2 hours. Visual and non-destructive unless otherwise agreed in writing.
Saturday	€550	Subject to availability.
Sunday and public holidays	€575	Subject to availability.
Additional work after 2 hours	€37.50 per 15 min.	For site work, file review, consultations and reporting.
Extensive expert investigation / second opinion	Price on request	A tailored quotation is issued in advance for complex investigations or reports intended for use in legal proceedings.

6. Commercial inspections and business premises

For commercial premises, property managers, businesses and legal entities.

Building inspection of commercial premises

Service	Fee	Details
Monday to Friday	€495 excl. VAT	Per half-day per inspector, including preparation of the report.
Saturday	€550 excl. VAT	Subject to availability.
Sunday and public holidays	€575 excl. VAT	Subject to availability.
Work outside the agreed scope	€150 excl. VAT per hour	For additional advice, consultation, file review or reporting.

7. Long-term maintenance plan (MJOP)

Starting fees based on the number of apartments. The final fee depends on scale, complexity, installations, accessibility and the drawings available.

All MJOP fees below exclude 21% VAT.

MJOP fee scale

Number of apartments	Fee excl. VAT	Number of apartments	Fee excl. VAT
1 to 5	€695	6 to 10	€895
11 to 20	€1,195	21 to 40	€1,495
41 to 60	€1,695	61 to 100	€2,095
101 to 150	€2,395	151 to 200	€2,895
200+	Price on request		

- Dimensioned building drawings must be provided in good time.
- If suitable drawings or dimensions are unavailable and measurements must be taken, measurement work is charged at €150 excluding VAT per hour.
- A tailored quotation may apply to complex properties, substantial deferred maintenance, additional building elements, installations or restricted access.

8. Additional services and supplements

Common options and add-ons for reports and inspections.

Additional services

Service	Fee	Details
Thermal imaging scan of underfloor heating	€95	Add-on to a building inspection or condition survey.
Report supplied in English	€50	Translation and supply of the report in English.
Printed copy by post	€25	Available on request only.
Sustainability advice	€195	Additional high-level advice.
Services or advice outside the agreed scope	€150 per hour	Including VAT for private-client assignments; excluding VAT for business assignments.
Additional drone inspection	Price on request	For building elements that are difficult to access.

9. General terms, payment and scheduling

These principles apply unless otherwise agreed in writing in the quotation or order confirmation.

Practical terms

Service	Fee	Details
Standard inspection report	Usually within 24 hours	After the later of completion of the site survey/inspection and receipt of payment in full; weekends and Dutch public holidays are not working days.
Expert report / written consultation report	Usually within 5, and no later than 10, working days	After the site survey/inspection or consultation and receipt of the complete file; the report is always released only after payment in full. A right-of-reply procedure may determine the start date.
Bespoke work / MJOP	As stated in the quotation	The specific delivery period is stated in the quotation and order confirmation.
Private-client assignments	Payment within 5 days	The report is supplied after payment in full. Advance payment applies only if it is expressly stated in the client documents in advance.
Business assignments	Payment in full in advance	Within 5 calendar days and always before performance, unless Mays agrees otherwise in writing.
DAS / insurer directly liable for payment	As agreed in writing	Only where the insurer itself is the client or has accepted payment liability in writing.
Rescheduling/cancellation more than 48 hours in advance	No charge	Except for work already performed and genuinely unavoidable external costs.
Rescheduling within 48 hours	Maximum EUR 75	Only to the extent reasonable and proportionate to the costs actually incurred.
Cancellation within 24 hours / no-show	Maximum 50%	Always the lower reasonable amount after deducting saved costs and replacement revenue; statutory cooling-off rights and termination due to a Mays breach take precedence.

The quotation and order confirmation take precedence

This price list provides general information. The specific service, total price, VAT, parking, payment route, schedule, report delivery and bespoke arrangements are stated in the quotation and order confirmation. Mays Company B.V.'s General Terms and Conditions, version 19 August 2026 - version 2, are supplied as a PDF before acceptance.

Contact and instructions

Mays Company B.V.

Building consultancy and expert services
 Aarkade 92
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Kind regards,

Team Mays Company B.V.

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