



SNAGGING REPORT

Northstar Site Reports



Maple Row Handover

18 Maple Row, Bristol

5

Total snags

3

Outstanding

1

Overdue

1

Critical

CLIENT

Avery Collins

PREPARED BY

SiteReportKit Demo

COMPANY

Northstar Site Reports

GENERATED

Jul 10, 2026

LAYOUT

Evidence / Expanded

CONTACT

reports@northstar.example |
+44 20 7946 0184

Executive summary

PROJECT SNAPSHOT

Project	Maple Row Handover
Client	Avery Collins
Address	18 Maple Row, Bristol
Prepared by	SiteReportKit Demo
Generated	Jul 10, 2026
Format	A4

REPORT STATUS

Attention required

Resolve priority snags before closeout or client acceptance.

Outstanding	3
Overdue	1
Critical	1

5

Total snags

3

Outstanding

1

Overdue

1

Resolved

1

Critical

1

Closeout evidence

PRIORITY ACTIONS

BAT-003

Extractor fan not operating

Bathroom - Electrical subcontractor - Critical - Due Jul 12, 2026

BED-002

Paint scuff on wardrobe return

Main bedroom - Painter - Minor - Due Jul 9, 2026

KIT-001

Silicone gap at sink upstand

Kitchen - Developer - Moderate - Due Jul 17, 2026

LIMITATIONS / DISCLAIMER

This report records visible conditions at the time of inspection and does not replace specialist testing or concealed-defect investigation.

Snag index

ID	Title	Area	Trade	Owner	Due	Status
KIT-001	Silicone gap at sink upstand	Kitchen	Finishes	Developer	Jul 17, 2026	Open
BED-002	Paint scuff on wardrobe return	Main bedroom	Paintwork	Painter	Jul 9, 2026	In progress
BAT-003	Extractor fan not operating	Bathroom	Electrical	Electrical subcontractor	Jul 12, 2026	Open
HAL-004	Front door threshold scratched	Hallway	Doors	Joiner	Jul 9, 2026	Resolved
GEN-005	Requested cabinet color change out of scope	Kitchen	Change request	Client	Jul 19, 2026	Rejected

KIT-001 Silicone gap at sink upstand

Open

Kitchen Finishes Severity: Moderate Owner: Developer Due: Jul 17, 2026

Visible gap behind the sink upstand. Sealant should be completed before handover sign-off.

ACTION REQUIRED

Developer to correct this snag by Jul 17, 2026 and provide completion evidence.

Issue evidence 1 photo



Gap visible behind sink upstand before sealant.
Captured 2026-07-10 12:30 - SHA-256 159279d98a7adfa2 (verified)

BED-002 Paint scuff on wardrobe return

In progress

Main bedroom Paintwork Severity: Minor Owner: Painter Due: Jul 9, 2026

Touch up required on the left wardrobe return. Surface is otherwise sound.

ACTION REQUIRED

Painter has this snag in progress. Reinspect by Jul 9, 2026 and attach after photos before sign-off.

Issue evidence 1 photo



Paint scuff visible on the wardrobe return.
Captured 2026-07-10 11:30 - SHA-256 6aa458e81f19bc3e (verified)

BAT-003 Extractor fan not operating

Open

Bathroom Electrical Severity: Critical Owner: Electrical subcontractor Due: Jul 12, 2026

Fan does not start when the light circuit is activated. Confirm power and replace if needed.

ACTION REQUIRED

Electrical subcontractor to correct this snag by Jul 12, 2026 and provide completion evidence.

Issue evidence 1 photo



Extractor fan did not operate during the check.
Captured 2026-07-10 12:00 - SHA-256 2136a76d2077bad4 (verified)

HAL-004 Front door threshold scratched

Resolved

Hallway Doors Severity: Minor Owner: Joiner Due: Jul 9, 2026

Threshold scratches were polished and verified during reinspection.

CLOSEOUT VERIFICATION

Resolved snag recorded with closeout note and supporting evidence where available.

RESOLUTION NOTE

Polished on site and accepted during the follow-up walk.

After / closeout evidence 1 photo



Threshold polished and accepted at reinspection.
Captured 2026-07-10 10:30 - SHA-256 e4ca61ec141f342b (verified)

GEN-005 Requested cabinet color change out of scope

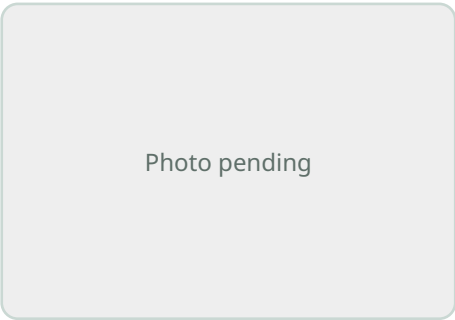
Rejected

Kitchen Change request Severity: Minor Owner: Client Due: Jul 19, 2026

Color change request was rejected because it is outside the signed scope of work.

STATUS NOTE

Rejected or out-of-scope snag. No contractor action is assigned unless the client reopens it.



Sign-off

This report records visible snags observed during the site walk. It should be reviewed by the client, builder, or responsible contractor before closeout.

Inspector
SiteReportKit Demo

Date

Client / contractor
Avery Collins

Date