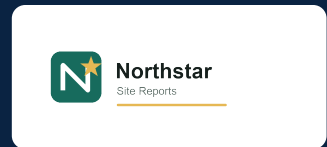




## SNAGGING REPORT

Northstar Site Reports



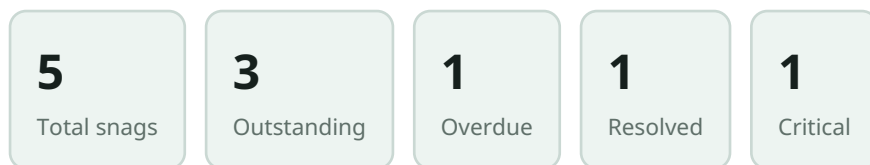
# Maple Row Handover

18 Maple Row, Bristol

<b>CLIENT</b>	<b>PREPARED BY</b>	<b>COMPANY</b>
Avery Collins	SiteReportKit Demo	Northstar Site Reports

<b>GENERATED</b>	<b>LAYOUT</b>	<b>CONTACT</b>
Jul 7, 2026	Photo-forward	reports@northstar.example   +44 20 7946 0184

## Summary



### 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 14, 2026	Open
BED-002	Paint scuff on wardrobe return	Main bedroom	Paintwork	Painter	Jul 6, 2026	In progress
BAT-003	Extractor fan not operating	Bathroom	Electrical	Electrical subcontractor	Jul 9, 2026	Open
HAL-004	Front door threshold scratched	Hallway	Doors	Joiner	Jul 6, 2026	Resolved
GEN-005	Requested cabinet color change out of scope	Kitchen	Change request	Client	Jul 16, 2026	Rejected

## KIT-001 Silicone gap at sink upstand

Open

Kitchen

Finishes

Severity: Moderate

Owner: Developer

Due: Jul 14, 2026

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

### ACTION REQUIRED

Developer to correct this snag by Jul 14, 2026 and provide completion evidence.

### Issue evidence 1 photo



**Gap visible behind sink upstand before sealant.**

Jul 7, 2026 - kitchen-sink-upstand.jpg

## BED-002 Paint scuff on wardrobe return

In progress

Main bedroom    Paintwork    Severity: Minor    Owner: Painter    Due: Jul 6, 2026

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

### ACTION REQUIRED

Painter has this snag in progress. Reinspect by Jul 6, 2026 and attach after photos before sign-off.

### Issue evidence 1 photo



Paint scuff visible on the wardrobe return.

Jul 7, 2026 - wardrobe-return-scuff.jpg

## BAT-003 Extractor fan not operating

Open

Bathroom

Electrical

Severity: Critical

Owner: Electrical subcontractor

Due: Jul 9, 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 9, 2026 and provide completion evidence.

### Issue evidence 1 photo



**Extractor fan did not operate during the check.**

Jul 7, 2026 - bathroom-extractor-fan.jpg

## HAL-004 Front door threshold scratched

Resolved

Hallway Doors Severity: Minor Owner: Joiner Due: Jul 6, 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.

Jul 7, 2026 - front-door-threshold-after.jpg

## GEN-005 Requested cabinet color change out of scope

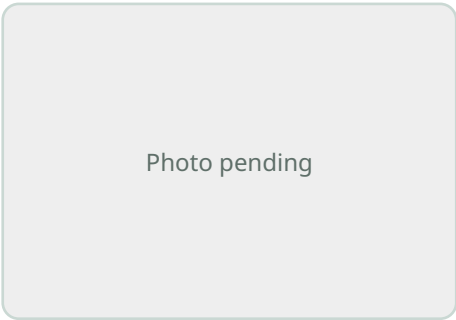
Rejected

Kitchen Change request Severity: Minor Owner: Client Due: Jul 16, 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**

Client / contractor

**Avery Collins**

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Date

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Date