

CAPABILITY STATEMENT

WHO WE ARE

KRYV BUILT LLC is an owner-led general contractor in Vancouver, WA. Owner Sim Kolesnikov prices every job, runs it and is on site; he works in English and Russian. We take on the whole scope or a single trade for general contractors across Clark County, WA and the Portland, OR metro. Washington registration covers residential and commercial work; in Oregon our Residential General Contractor endorsement covers residential and small commercial per ORS 701.005 (about 10,000 sq ft ground area and 20 ft, tenant unit about 12,000 sq ft, or total project price \$250,000 or less), so large commercial in Oregon is out.

CAPACITY

5

dedicated field crew

5

active projects at once

~\$90,000

completed garage modification

1

scope, one price, one point of contact

Capacity to manage up to 5 active projects concurrently, depending on project size and scheduling. Completed work ranges from specialty scopes to larger renovation projects, including a completed garage modification valued at approximately \$90,000. KRYV Built is structured to take on complete scopes rather than individual punch-list items only.

TRADES WE DELIVER

- Framing & structural: beams, wall removals, framing repair, porches, addition framing
- Flooring: LVP/LVT, laminate, carpet, tile
- Tile & backsplash
- Fences & gates

- Decks & railings
- Exterior repairs: roof and siding repair, soft wash
- Kitchen & bath finish: cabinets, tile, floors, trim (plumbing and electrical by licensed trades KRYV schedules)
- Punch lists, walked with the super and closed before we leave

GC- or owner-supplied material is fine. Every bid lists inclusions and exclusions: what's in, what's out, one number. One-year workmanship warranty. Daily photo reports on request.

LICENSES, INSURANCE & BONDS

Washington: L&I contractor registration # KRYVBBL741MZ, general contractor (residential and commercial). Continuous contractor's bond \$30,000, Westfield Insurance Company.

Oregon: CCB #263441, Residential General Contractor (RGC) endorsement, LLC, term 09/12/2026 to 09/12/2028. Residential surety bond \$25,000, Westfield Insurance Company.

Employees / workers' comp: KRYV BUILT LLC has no W-2 employees, so it carries no workers' compensation policy.

General liability: State National Insurance Company through Next Insurance, policy 07/04/2026 to 07/04/2027. \$1,000,000 each occurrence / \$2,000,000 general aggregate / \$2,000,000 products-completed operations / \$100,000 damage to rented premises / \$5,000 medical expense; limits in force since 07/16/2026.

Endorsements on the policy: Blanket Additional Insured, Additional Insured Automatic Status, Notice of Occurrence, Stop Gap \$1M/\$2M. Waiver of subrogation and primary & non-contributory are not on the policy; KRYV will confirm with the carrier on request.

Can be added for a contract on request: hired & non-owned auto liability, umbrella, \$300,000 damage to rented premises.

COMMERCIAL TERMS

KRYV Built is prepared to operate under standard commercial subcontracting requirements, including:

- GC subcontract agreements
- Pay applications
- Retainage
- Conditional and unconditional lien waivers
- Written change orders
- Net 30 payment terms
- Project documentation and closeout requirements
- Additional Insured documentation when required by written contract

On your job we work for you. No side deals with your client. We work under the GC's subcontract, schedule and site rules.

CONTACT

Sim Kolesnikov, Owner · (360) 635-8387 · sim@kryvbuilt.com · kryvbuilt.com · Vancouver, WA

Hours Mon–Sat 7am–6pm; same-day callback Mon–Sat. For occupied commercial spaces we plan installs around business hours, nights and weekends included. Service area: Clark County, WA and the Portland, OR metro.

SAFETY

KRYV Built maintains an established jobsite safety program designed for residential and commercial construction environments. Our safety practices include OSHA 10 training, required PPE, regular toolbox talks, a written company safety plan, and fall-protection procedures where applicable. Site-Specific Safety Plans can be prepared when required by the General Contractor or project specifications.

PAPERWORK BEFORE MOBILIZATION

- W-9 and COI go out the same day they are requested.
- Additional Insured documentation when required by written contract.