

RYAN D. FRIZZELL

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EDUCATION

Juris Doctorate. Monterey College of Law, hybrid option.
2025-2028 (Entering student as of Fall 2025)

Masters of Advanced Study in Criminology, Law, and Society. University of California, Irvine. 2021-2023. GPA 3.97

Bachelors of Arts in Legal Studies. University of California, Santa Cruz. 2019-2021. GPA: 3.82 University Honors, Legal Studies Department Honors.

Associate of Science in Real Estate Brokers Option. Saddleback College. 2019-2024. GPA: 4.0

Associate of Science Administration of Justice San Jose City College. 2014-2019. GPA: 3.56

Associate of Arts Social and Behavioral Science. San Jose City College. 2014-2019. GPA: 3.56

EXPERIENCE

Davies Risk Services (formerly Insurance Risk Services [IRS]). Position: **Insurance Field Inspector.** Location: Santa Clara and Santa Cruz Counties, CA. January 2024 to present. As an independent contractor (IC) I inspected residential and commercial properties in the East Bay, South Bay, and Santa Cruz areas of California for insurance underwriting purposes. My job duties included documenting hazards, measuring buildings, researching structural components of buildings, making loss control recommendations, communicating with insured and occupants of property, setting appointments, and time management. I utilized Salesforce and Loss Control 360 computer systems to write inspection reports. These reports were submitted to insurance companies to make updates on insurance policies. The most significant values that I developed in the field are the eye toward detail and the importance of a keen memory. Within my first year of working with Davies I produced nearly a quarter million dollars worth of accurate insurance reporting data. To date I have completed over 5,000 residential and commercial lines inspections.



*"Truth will ultimately prevail
where there is pains taken to
bring it to light."
- George Washington*

Other Loss Control inspection companies that I have worked with include Preferred Reports, Risk Logic Inc., Millennium Information Services Inc, and Pacific Inspections Inc.

NOTABLE PROPERTIES INSPECTED:

- **“The Sea Dragon” - 797 Las Olas Dr, Aptos, CA 95003**
 - Beachfront luxury residential
 - 3,892 square feet
 - 4 bedrooms, 4 bathrooms
 - Valued near \$11,000,000 during the time of inspection in 2024.
- **“Destiny Coyote Ranch” - 164 Pleasant Valley Road, Aptos CA 95003**
 - 16.85 acre horse ranch
 - 6,919 square feet
 - 4 bedrooms, 6 bathrooms
 - Valued near \$8,500,000 during the time of inspection in 2024.
- **“Comfort Suites San Jose Airport” 1510 North First Street San Jose, CA 95112**
 - 34,322 square feet
 - 51 habitational rooms
 - Old hotel turned over to local county housing department for use
 - Valued near \$8,000,000 at the time of inspection in March of 2024.
- **881 Wrigley Way, Milpitas, CA 95035**
 - 168,000 square feet of industrial space
 - Two fire inspections, April of 2024 and 2025
- **16040 Overlook Drive, Los Gatos, CA 95030**
 - 11,507 square feet
 - 7 car garage
 - Movie Theater basement room
 - Floor radiant water heating & cooling system
 - Home valued near \$9,600,000 at the time of inspection in 2025.
- **“Harmony Homeowners Association” - 1604 Lee Way, Milpitas, CA 95035**
 - 54 buildings
 - 276 condominium units
 - 459,499 square feet of living space
 - 118,602 square feet of garage space
 - \$137,707,794 property replacement value

Blue Jay Labs d.b.a. Showdigs. Position: **Real Estate Leasing Show Agent.** Greater South Bay Area, Northern California. February 2024 to March 2025. Utilizing on-demand showing software and property management instructions for properties on the rental market I coordinated home showings for prospective tenants. Each showing required my engagement with prospective tenants and at their end I submitted reports about the showings to property managers for review. I used an iPad with several applications to coordinate the showings. I was instrumental in multiple successful leases. To date I have showed over 200 properties to prospective tenants.

BRG Realty Corp. Position: **Real Estate Salesperson.** San Jose, California. January 2024 to present. My agency with BRG Corp included cold calling, speaking directly with business employees, managers, and owners. I researched property details and price information. I gained significant experience fulfilling contracts for showing residential properties for sale and rent to prospective buyers and tenants. Crucial to this position was my honesty, transparency, and protection of the consumer.

Illustris Inspection Co. Position: **Insurance Field Inspector.** South Bay, East Bay, Santa Cruz areas of California. January 2024. This position was similar to my position with Davies outlined supra. This was my entry insurance field inspection position and lacked the report writing component that I filled with Davies. I filled this position for a month before I was hired directly by Davies.

Marketshare Inc. Position: **Real Estate Advertiser - Sign Waver.** Santa Clara County, California. April 2021 to January 2024. I worked part time on weekends advertising signs on street corners to draw homebuyer interest in new luxury home developments. My most significant projects with Marketshare were Apex at Lawrence Station development in Sunnyvale, California by Toll Brothers Luxury Home Builders and Terrabella at the North 40 in Los Gatos, California built by Summerhill Homes. I worked nearly every weekend on these multi-year projects. I honed communication and attendance skills with the sign waving managers as well as demonstrated physical fitness. Dozens of passerbys and potential customers took pleasure in photographing and video recording my job performance.

Barnes and Noble College, Bronco Corner Bookstore Santa Clara University. Position: **Bookseller.** Santa Clara, California. June 2020 to January 2024. I worked part time processing new textbooks, used textbooks, and rental textbooks via computer systems. I shipped and received online orders of goods and chattels often involving pallets weighing several thousand pounds and worth tens of thousands of dollars. I practiced appropriate workplace interactions and communications with coworkers and customers alike.

Life Moves. Position: **Residential Services Coordinator.** San Jose, California. June 2022 to January 2024. I worked at the Julian Street Inn in downtown San Jose. I assisted clients with rehabilitation due to various states of experienced homelessness as well as client day to day living operations while they re-entered the workforce and secured housing. Many of the clients were in a spectrum of sensitive conditions that include drug addiction, mental disorders,

and parole/probation stipulations. My tasks included using Microsoft Word, typing shift logs, communicating with clients and coworkers via Microsoft Outlook, food preparation and service, medication service and tracking of dispensed medications, cleaning duties, routine inspection of facility including producing maintenance reports and requests, coordinating with 911 emergency personnel, and maintaining the security and integrity of the Julian Street Inn facility, program, clients, and staff. Communication has been the most valuable skill that I have honed in on and improved while working at the Julian Street Inn.

Santa Clara County Law Library. Position: **Library Technician.** San Jose, California. July 2021 to August 2022. I worked part time as extra help for the county law library. My tasks included filing and organizing code books and other legal documents. My duties also included book circulation operations, shelving, courteously assisting patrons, cleaning, and closing procedures.

VOLUNTEER WORK

Santa Clara County. Position: **Election Clerk.** Santa Clara County, California. 2018-2020. I greeted and helped diverse group of voters register at local voting precinct; distributed and counted ballots; provided assistance and information to multilingual voters.

Martha's Kitchen. Position: **Volunteer.** San Jose, California. 2012-2019. I served food to local people, sanitized hands, cleaned tables, and mopped floors.

Veterans Housing. Position: **Volunteer.** Kirk Ave. San Jose, California. 2014. I performed yard work, cleaned facilities, organized stock items, and helped prepare food for veterans.

Brothers of Holy Cross Immersion Trip. Position: **Student Volunteer.** New Orleans, Louisiana. Summer 2011. I assisted in painting and repairing homes damaged by Hurricane Katrina. I also visited with and entertained elderly folks living in a senior home setting.

ACCOMPLISHMENTS

- California Department of Real Estate Salespersons License ID #02178347 - July 10th, 2023 (exp. July 9th, 2027).
- University Honors Cum Laude - University of California, Santa Cruz - June 2021
- Legal Studies Department Honors - University of California, Santa Cruz - June 2021
- Dean's Honors - University of California, Santa Cruz - Spring 2020
- Eagle Scout - Troop XIII San Jose, CA Boy Scouts of America - 2012

PROFESSIONAL ASSOCIATIONS

- Silicon Valley Association of Realtors (SCCAOR) (2024-present)
- California Association of Realtors (2024-present)
- National Association of Realtors (2024-present)
- International Association of Certified Home Inspectors (InterNACHI) (2024)
- National Fire Protection Association (NFPA) (2025-present)