



Aaron D. Miller, RCI, ACI  
Residential Combination Inspector  
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## PROFESSIONAL EXPERIENCE

22 years as a general residential and light commercial remodeling and building contractor. 24 years as a full-time residential inspector. 21 years as an American Society of Home Inspectors Certified Inspector. 15 years as an International Code Council-certified Residential Combination Inspector. Texas Residential Construction Commission Registered Builder from 2004 - 2009. Texas Residential Construction Commission Dispute Resolution Inspector 2004 - 2009.

I have inspected over 13,000 properties, have been hired by attorneys and their clients more than 100 times for consultation, have been deposed 25 times, and I attended two jury trials.

Areas of expertise include:

- Residential Construction
- Residential Construction Defects
- Residential Building Codes
- Residential Energy Codes
- Residential Electrical Codes
- Residential Window and Door Installation
- Residential Deck Installation
- Residential Foundations
- Unbonded Post-Tension Slab-on-Ground Foundations
- Residential Framing
- Exterior Insulation Finishing System (EIFS or Artificial Stucco)
- Portland-Cement Stucco
- Brick and Stone Veneer Cladding
- Residential Premises Liability
- Home Inspector Errors and Omissions
- Remodeling Contractor Errors and Omissions
- Home Builder Code Compliance

## EMPLOYMENT

1975 – 1997 AMR, General Contracting, Dallas, TX  
General Construction Contractor

1997 – Present Texas Inspector, Garland, TX  
Professional Residential Building Inspector

## **ADDITIONAL PROFESSIONAL ACTIVITIES**

Council of Representatives (COR) Member, Representing the State of Texas to the American Society of Home Inspectors, 2001-2002

Director and Founding Member, Lone Star Chapter of the American Society of Home Inspectors, 2002 – 2005

Treasurer, North Texas Chapter of the Texas Association of Real Estate Inspectors, 1999 – 2003

Secretary, North Texas Chapter of the Texas Association of Real Estate Inspectors, 1998 – 2000

Webmaster, North Texas Chapter of the Texas Association of Real Estate Inspectors, 1998 – 2002

City of Garland, Texas Unified Building Standards Commission, 2008 - Present

## **PROFESSIONAL MEMBERSHIPS**

International Code Council

International Council of Building Officials, Legacy

Southern Building Code Congress International, Legacy

Building Officials Association of Texas

Architectural Woodwork Institute

North American Deck and Rail Association

American Society of Home Inspectors

International Association of Certified Home Inspectors, Certified Professional Inspector

ASTM International, Participating Member No. 1613438, Committee E06, Performance of Buildings

## **ACCREDITATIONS**

International Code Council Certified Residential Combination Inspector

International Code Council Certified Residential Building Inspector

International Code Council Certified Residential Electrical Inspector

International Code Council Certified Residential Mechanical Inspector

International Code Council Certified Residential Plumbing Inspector

Southern Building Code Conference International, Inc. (SBCCI) Certification, Legacy

Structural Pest Control Service of Texas of the Texas Department of Agriculture, Legacy as of 2022

Exterior Design Institute, Certified EIFS 3rd Party Inspector and Moisture Analyst

Master Inspector Certification Board, Certified Master Inspector

Post-Tensioning Institute Level 1 Certificate for Unbonded Prestressed Post-Tension Concrete Installations

AAMA InstallationMasters® Certified Window and Door Installer

Master Deck Professional Certification North American Deck and Railing Association (NADRA)

Certainteed® Master Shingle Applicator

Therma-Tru® Certified Door System Installer

Age Safe America, Senior Home Safety Specialist

Texas Registered Accessibility Specialist

## **COMMUNITY INVOLVEMENT**

Good Samaritans of Garland

City of Garland, Texas, Unified Building Standards Commission

## **TEACHING EXPERIENCE**

Texas Real Estate Commission Inspector Core Instructor for Texas Standards of Practice / Legal / Ethics Update ICE Electives, Legacy

International Distance Education Certification Center, Certified Distance Education Instructor, Legacy

## **EDUCATION**

Eastfield College  
Associate of Arts Degree 1977

## **PUBLICATIONS**

### **Trade & Association Publications**

- Miller, A. D. (2005, January/February). *Trouble brewing for new homebuyers*. NAHI Forum.
- Miller, A. D. (2022, May). *An inspector's experience with technical report writing*. ASHI Reporter.
- Miller, A. D. (2023, August). *Letter to the editor of the ASHI Reporter*. ASHI Reporter.

### **Technical / Educational Articles (InterNACHI®)**

- Miller, A. D. (n.d.). *Inspecting residential brick veneer in residential construction*. InterNACHI®.
- Miller, A. D. (n.d.). *Inspecting residential interior doors*. InterNACHI®.

- Miller, A. D. (n.d.). *Inspecting residential attached garages*. InterNACHI®.
- Miller, A. D. (n.d.). *Inspecting residential lot drainage in areas with expansive soils*. InterNACHI®.

## **Blog / Professional Essays — TexasInspector.com**

- Miller, A. D. (2013, August 2). Ten things you don't know about your Texas real estate agent. TexasInspector.com.
- Miller, A. D. (2013, August 2). Ten things you don't know about your Texas homebuilder. TexasInspector.com.
- Miller, A. D. (2013, August 29). Ten things you don't know about the Texas inspector. TexasInspector.com.
- Miller, A. D. (2020, August 28). Your TREC inspector does not know the building code. TexasInspector.com.
- Miller, A. D. (2021, March 8). You need to have your new home foundation inspected. TexasInspector.com.
- Miller, A. D. (2022, May 29). Code violations and callbacks for Texas builders. TexasInspector.com.
- Miller, A. D. (2023, April 5). Texas Association of Builders warranty. TexasInspector.com.
- Miller, A. D. (2023, June 25). No AI employed by Texas Inspector. TexasInspector.com.
- Miller, A. D. (2024, January 26). Unveiling the cracks: The hidden challenges in DFW home construction and why your inspector might not cut it. TexasInspector.com.
- Miller, A. D. (2024, March 20). Unregulated risks: The perils of home building in rural Texas. TexasInspector.com.
- Miller, A. D. (2024, June 5). Navigating Texas building codes: A guide for homeowners considering remodeling. TexasInspector.com.
- Miller, A. D. (2024, November 26). Your right to independent inspections during construction. TexasInspector.com.
- Miller, A. D. (2025, July 9). When the dry-out crew becomes the remodeler: A cautionary tale in Texas construction. TexasInspector.com.
- Miller, A. D. (2025, August 17). Window replacement in Texas homes: How to avoid costly mistakes. TexasInspector.com.

- Miller, A. D. (2025, August 23). The builder's brick wall: Why you can't reach corporate when problems arise. TexasInspector.com.
  - Miller, A. D. (2025, August 24). Spray foam insulation in Texas homes: What buyers need to know. TexasInspector.com.
  - Miller, A. D. (2025, September 4). House flippers in DFW (and beyond): The ugly truth behind the fresh paint. TexasInspector.com.
  - Miller, A. D. (2025, October 4). Housing Affordability and the Building Code: What Homeowners Should Know. TexasInspector.com.
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### **Blog / Professional Essays — TexasInspector.expert**

- Miller, A. D. (2023). Spray foam insulation in Texas new homes: A lawsuit waiting to happen.
- Miller, A. D. (2023). The corporate wall: Why homeowners cannot reach builder headquarters.
- Miller, A. D. (2023). Voltage drop: The silent electrical defect that violates more than just "best practice."
- Miller, A. D. (2023). Window replacement defects in Texas: Legal exposure for contractors and builders.
- Miller, A. D. (2023). When a third-party inspector approves defective work: Why you still need a forensic expert witness.
- Miller, A. D. (2023). Why homeowners and attorneys should avoid repairs in litigation cases.
- Miller, A. D. (2023). Why AAMA and ASTM standards control when manufacturer instructions fail.
- Miller, A. D. (2023). Why expert witnesses triumph over AI in the courtroom.
- Miller, A. D. (2023). Transforming residential construction defect expert witness testimony: The impact of AI in the next decade.
- Miller, A. D. (2024, February 9). Protecting your investment: Why hiring an attorney before buying from an unregulated Texas builder is essential.

- Miller, A. D. (2024, February 28). How Texas Republicans are paving the way for unregulated builders: Uncovering the risks and ramifications.
- Miller, A. D. (2024, February 29). Beyond bricks and mortar: The fungible treatment of homebuyers in Texas' booming homebuilding industry.
- Miller, A. D. (2024, March 14). Empowering independent professional ICC-certified new residential building code inspectors with AI: A vision for the future.
- Miller, A. D. (2024, March 20). Unregulated risks: The perils of home building in rural Texas.
- Miller, A. D. (2025, April 2). The near unconscionability of the Texas Residential Construction Liability Act.
- Miller, A. D. (2025, May 1). Critique of Texas House Bill 23 (2025).
- Miller, A. D. (2025, July 2). The Trojan Horse has arrived: How Texas SB 1202 will erode building safety and kill objective inspections.
- Miller, A. D. (2025, July 9). Fighting back in builder arbitration: What Texas homeowners need to know.
- Miller, A. D. (2025, July 9). When a third-party inspector approves defective work: Why you still need a forensic expert witness.
- Miller, A. D. (2025, July 9). Why AAMA and ASTM standards control when manufacturer instructions fail.
- Miller, A. D. (2025, August 9). Why "code compliance" isn't enough to protect Texas homeowners.
- Miller, A. D. (2025, August 17). Window replacement in Texas homes: How to avoid costly mistakes.
- Miller, A. D. (2025, October 4). Affordability and the International Residential Code: What Lawyers Need To Know.