Aaron D. Miller, RCI, ACI
Residential Combination Inspector
aaron@texasinspector.com
214-616-0112

PROFESSIONAL EXPERIENCE

22 years as a general residential and light commercial remodeling and building contractor. 24 years as a full-time residential inspector. 29 years as an American Society of Home Inspectors Certified Inspector. 20 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 200 times for consultation, have been deposed 50 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
- Residential Contractor Custom, Practice & Jobsite Safety

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, 2005 - 2024

PROFESSIONAL MEMBERSHIPS

International Code Council

International Council of Building Officials, Legacy

Southern Building Code Congress International, Legacy

American Society of Civil Engineers, Professional Member

Texas Section American Society of Civil Engineers, Professional Member

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, 2022-2026, License Voluntarily Retired

30-Hour OSHA Hazard Recognition Training for the Construction Industry, UC San Diego Extension / International Safety Education Institute (ISEI), 2014, Certificate #UCSD-7012530

COMMUNITY INVOLVEMENT

Good Samaritans of Garland

City of Garland, Texas, Unified Building Standards Commission – 2005-2024

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®.

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