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## Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q59-Q64):

### NEW QUESTION # 59

A hospital will purchase builder risk insurance to address which of the following?

- A. liability caused by general contractor default
- B. payment to subcontractors in the event the prime contractor fails to pay subcontractors
- C. medical costs in the event a worker gets hurt on a construction site

- **D. replacement or repair value of a damaged structure**

**Answer: D**

Explanation:

Builder's risk insurance is first-party property insurance that covers physical loss to the work under construction, including the replacement or repair value of a structure and materials during the construction period. It does not provide workers' compensation (A), payment bond protection for subcontractors (B), or performance/contractor default liability (D). Those are separate coverages (workers' comp, payment bond, performance bond).

References:

AIA A201 General Conditions; AIA Insurance and Bonds exhibits (scope of builder's risk).

AHA/ASHE CHFM Study Resources - Construction risk and insurance basics.

#### **NEW QUESTION # 60**

According to Appendix A for CMS 482.41(c)(2), a facility manager can meet the regulatory requirements for elevator equipment management by documenting inspection, testing, and

- A. repairs.
- **B. maintenance.**
- C. cleaning.
- D. recalls.

**Answer: B**

Explanation:

CMS Condition of Participation 482.41(c)(2) requires hospitals to ensure that elevator equipment is routinely inspected, tested, and maintained. Appendix A to this regulation clarifies that documentation of these three elements demonstrates compliance.

Correct (C): Maintenance - Inspections and testing alone are insufficient; ongoing maintenance must be documented.

Incorrect:

A). recalls: Not part of CMS 482.41(c)(2).

B). cleaning: While important, cleaning is not listed as a compliance requirement.

D). repairs: Only performed when problems are found; maintenance is the proactive required element.

References:

CMS State Operations Manual, Appendix A - Interpretive Guidelines for 42 CFR 482.41(c)(2).

AHA/CHFM Candidate Handbook - Compliance domain references to CMS physical environment regulations.

#### **NEW QUESTION # 61**

"Guidelines for Preventing the Transmission of Mycobacterium Tuberculosis in Healthcare Facilities" is a document produced by the

- A. FDA.
- B. EPA.
- **C. CDC.**
- D. OSHA.

**Answer: C**

Explanation:

The Centers for Disease Control and Prevention (CDC) published the document "Guidelines for Preventing the Transmission of Mycobacterium Tuberculosis in Healthcare Facilities". These guidelines provide infection control practices for healthcare facilities, including engineering controls, ventilation requirements, and personal protective equipment (PPE) to minimize the risk of TB transmission.

Correct: CDC (B) - Responsible for publishing this guideline.

Incorrect:

A). FDA - Regulates drugs and medical devices.

C). EPA - Oversees environmental protection and pollutants, not healthcare infection prevention.

D). OSHA - Issues workplace safety standards, but this TB guideline is from CDC.

References:

CDC: Guidelines for Preventing the Transmission of Mycobacterium Tuberculosis in Healthcare Facilities.

CHFM Candidate Handbook - Compliance domain: infection prevention and regulatory guidance.

### NEW QUESTION # 62

Which of the following are likely to be included in the operations and maintenance operating budget?

training for mechanics  
building improvements  
utilities  
vehicle repairs

- A. 1, 2, and 4 only
- B. 2, 3, and 4 only
- C. 1, 2, and 3 only
- D. 1, 3, and 4 only

**Answer: D**

Explanation:

The operations and maintenance (OandM) operating budget includes recurring expenses needed to run the facility: labor, staff training, utilities, and equipment/vehicle repairs. Capital improvements such as major building upgrades are typically not part of the operating budget; they belong in the capital budget.

Correct: Training (1), Utilities (3), and Vehicle repairs (4) are OandM operating costs.

Incorrect: Building improvements (2) are capital budget items.

References:

AHA/ASHE: Health Facility Management - Finance and Budgeting Guidance.

CHFM Candidate Handbook - Financial Management domain.

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### NEW QUESTION # 63

The occupants of a building wing complain of nausea, dizziness, or drowsiness. Which of the following is the most likely cause?

- A. insufficient outside air
- B. mercury spill
- C. medical gas leak
- D. humidity levels

**Answer: A**

Explanation:

Symptoms of nausea, dizziness, and drowsiness are typical of poor indoor air quality (IAQ), most often due to insufficient outside air ventilation leading to buildup of carbon dioxide or other contaminants.

C). Insufficient outside air (Correct).

A). Mercury spill: Causes neurological issues but less common in general building complaints.

B). Humidity levels: Can cause discomfort but not acute dizziness/nausea.

D). Medical gas leak: Hazardous, but would usually trigger alarms and involve smaller affected areas (not whole wing complaints).

References:

ASHRAE 62.1: Ventilation for Acceptable Indoor Air Quality.

The Joint Commission, EC standards - IAQ and ventilation requirements.

CHFM Candidate Handbook - Maintenance and Operations domain.

### NEW QUESTION # 64

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