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Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q52-Q57):

NEW QUESTION # 52

Which of the following represents the average power consumed by a single-phase electric motor?

- A. amps / PF
- B. KVA x PF
- C. kW x PF / 1,000
- D. KVA / PF

Answer: B

Explanation:

For electrical systems, real power (kW) is obtained by multiplying apparent power (kVA) by the power factor (PF):

$$kW = kVA \times PF$$

This formula gives the average power consumed by a single-phase motor.

C). KVA x PF (Correct): Standard power equation for real power.
A). KVA / PF: Incorrect; dividing by PF would increase kVA, not convert to kW.
B). kW x PF / 1,000: Incorrect; kW already accounts for PF, and the division by 1,000 is irrelevant here.
D). amps / PF: Incomplete and not dimensionally correct.

References:

CHFM Candidate Handbook - Maintenance and Operations domain (electrical fundamentals).

NFPA 70: National Electrical Code (NEC) - Basic power calculation rules.

ASHE/CHFM study materials on motor loads and electrical systems.

NEW QUESTION # 53

A facilities department's annual expense budget is \$5,000,000. The actual expenses for the first 4 months were \$500,000, \$650,000, \$700,000, and \$450,000. What is the monthly spending average required to maintain the original annual budget expectations?

- A. \$350,000
- B. **\$337,500**
- C. \$416,667
- D. \$500,000

Step-by-Step Calculation:

Total spent first 4 months = $500,000 + 650,000 + 700,000 + 450,000 = \$2,300,000$.

Remaining budget = $\$5,000,000 - \$2,300,000 = \$2,700,000$.

Remaining months = $12 - 4 = 8$ months.

Required monthly average = $\$2,700,000 \div 8 = \$337,500$.

Answer: B

Explanation:

To stay within the \$5,000,000 annual budget, the facilities department must reduce monthly spending to \$337,500 for the remaining 8 months.

Reference: CHFM Candidate Handbook - Financial Management domain, budgeting and forecasting.

NEW QUESTION # 54

Which scenario is best for managing an inventory of repair parts?

- A. Purchase critical spare parts from suppliers on an annual basis.
- B. Purchase one spare part in inventory for each part in use.
- C. **Purchase one spare part in inventory for all patient equipment parts in use.**
- D. Purchase spare parts from suppliers as replacements are needed.

Answer: C

Explanation:

Best practice in healthcare facilities management is to keep one critical spare part for each unique piece of patient-care equipment (not for every unit). This approach balances patient safety and risk mitigation while avoiding excessive storage costs.

A: "As needed" creates downtime risk.

B: Annual bulk purchase may leave gaps in urgent needs.

D: One-for-one spares is excessive, costly, and impractical.

References: ASHE/AHA CHFM study guide - Maintenance and Operations; The Joint Commission EOC standards.

NEW QUESTION # 55

Which of the following types of injuries is most likely to occur during an MRI scanning process?

- A. permanent hearing loss
- B. radiation overexposure
- C. visual impairment
- D. **missile projection**

Answer: D

Explanation:

MRI does not use ionizing radiation, so radiation-related injuries are not possible. The greatest risk is the "missile effect" where ferromagnetic objects (scissors, oxygen tanks, tools) are violently pulled into the MRI bore by its powerful magnetic field.

D). Missile projection (Correct): Most likely injury hazard.

A). Visual impairment: Not a typical MRI injury.

B). Radiation overexposure: MRI uses magnetic fields, not radiation.

C). Hearing loss: Possible from loud noise but mitigated with ear protection; less common than missile hazard.

References:

FDA MRI Safety Guidelines.

ACR (American College of Radiology) MRI Safety Practices.

CHFM Candidate Handbook - Compliance domain.

NEW QUESTION # 56

Costs to overhaul an AHU to the extent that the life of the equipment is extended for five years are considered what type of cost?

- A. non-depreciable
- B. contingency
- C. **capital**
- D. operating

Answer: C

Explanation:

According to standard accounting practices, when an overhaul or replacement extends the useful life of an asset, it is considered a capital expenditure. Operating costs are day-to-day expenses; contingency is reserved budget for unforeseen costs; non-depreciable refers to land, not equipment.

References: AHA/ASHE CHFM Handbook - Financial Management (capital vs. operating cost criteria).

NEW QUESTION # 57

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