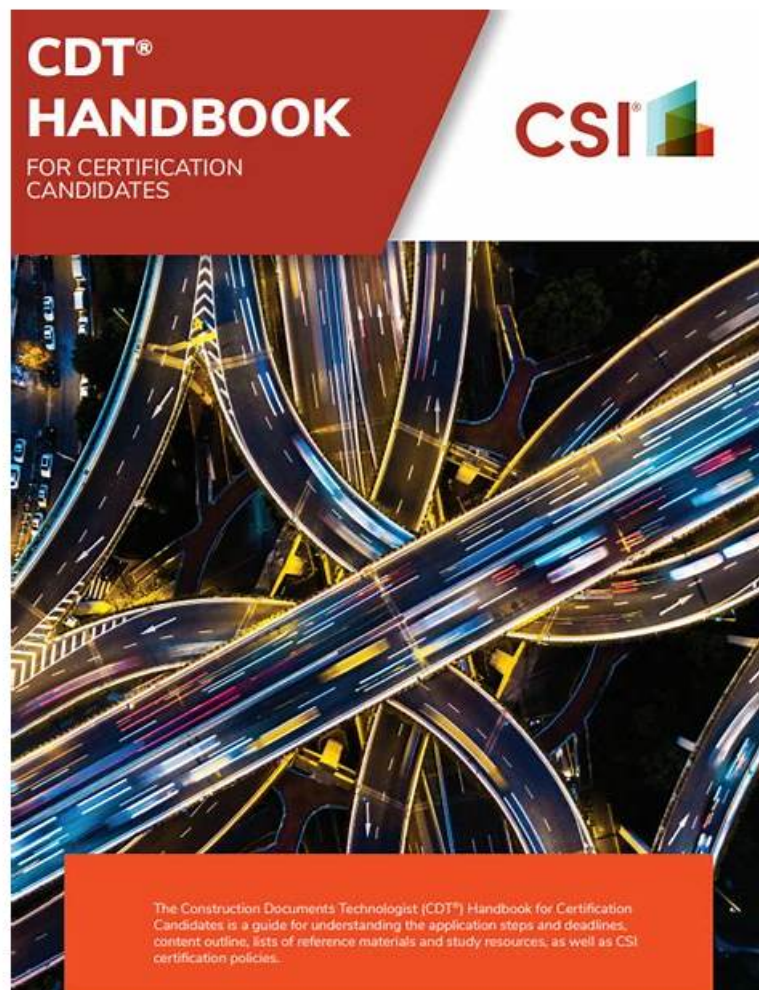


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Construction Specifications Institute Construction Documents Technologist Sample Questions (Q65-Q70):

NEW QUESTION # 65

Which of the following statements is correct?

- **A. Contract documents are complementary**
- B. The architect/engineer may require the contractor to perform at a higher level than the contract documents require
- C. Requirement of one of the contract documents may be superseded by others
- D. Specifications take precedence over drawings

Answer: A

NEW QUESTION # 66

Which party is usually required to maintain record drawings during the project according to the Project Delivery Practice Guide?

- **A. Contractor**
- B. Authority having jurisdiction
- C. Architect
- D. Owner

Answer: A

Explanation:

Comprehensive and Detailed Explanation From Exact Extract (CSI-based)

According to CSI's Project Delivery Practice Guide and CDT body of knowledge, the Contractor is typically required-by the conditions of the Contract-to maintain record drawings during construction.

These are sometimes called "as-built" or "marked-up" drawings.

CSI explains that:

* The Contractor must keep on site a current set of drawings and, as the work progresses, mark changes, deviations, and concealed conditions that differ from the original contract drawings.

* This responsibility is usually stated in the General Conditions and/or Division 01, and is part of the contractor's obligation to provide Project Record Documents at closeout.

* At the end of the project, these contractor-maintained record drawings and related record information are typically delivered to the Architect/Engineer and then to the Owner as part of closeout, but the party maintaining them during the project itself is the Contractor.

The Architect uses the contractor's record information to prepare formal record documents only if required by the contract, but the day-to-day updating and maintenance during construction is assigned to the Contractor in standard CSI-aligned practice.

Relevant CSI concepts (paraphrased):

* CSI Project Delivery Practice Guide - sections on "Construction Phase" and "Project Record Documents" explaining that the contractor keeps a set of marked-up record drawings during the work.

* CSI CDT Study Materials - topic on roles and responsibilities for record documents and closeout.

NEW QUESTION # 67

During which stage of a facility's life cycle are operations and maintenance documents presented to the owner?

- A. After the authorities having jurisdiction issues a permit
- **B. Closeout phase**
- C. Construction phase
- D. Preconstruction phase

Answer: B

NEW QUESTION # 68

Which type of warranty is used to provide a remedy to the owner for material defects or failures after completion and acceptance of construction?

- A. Warranty of title
- **B. Extended warranty**
- C. Purchase warranty
- D. Implied warranty of merchantability

Answer: B

Explanation:

Comprehensive and Detailed Explanation From Exact Extract (CSI-based)

CSI's treatment of warranties in construction distinguishes among several types, including:

- * Warranty of title - assures that the seller/contractor has good title to goods and that they are free of liens or claims.
 - * Implied warranties - such as merchantability and fitness for a particular purpose, arising under applicable law for goods.
 - * Express warranties - explicitly stated in the contract documents or manufacturer literature, which may include extended warranties.
- In the construction context, CSI's project delivery and specification guidance emphasizes that extended warranties (often called special warranties in specifications):
- * Survive completion and acceptance of the project.
 - * Provide remedies to the owner for defects in materials and/or workmanship that appear after substantial completion, often beyond the standard one-year correction period.
 - * Are commonly used for critical building components (e.g., roofing systems, waterproofing, major equipment) and may run for 5, 10, or more years.

This directly matches the question's language: a warranty "used to provide a remedy to the owner for material defects or failures after completion and acceptance of construction." That is precisely the purpose of an extended warranty in CSI-style contract documents and specifications, making Option B correct.

Why the other options are incorrect:

- * A. Warranty of title This deals with ownership and freedom from liens, not performance of materials or systems after completion. It does not address post-completion material defects.
- * B. Implied warranty of merchantability This is a legal concept for goods: that they are fit for ordinary purposes. While it may apply in background law, it is not the specific contractual tool that owners rely on in construction documents to secure long-term remedies for material defects.
- * C. Purchase warranty "Purchase warranty" is not a standard CSI-defined category of construction warranty. Product or manufacturer warranties may be obtained at purchase, but the CSI terminology used in specifications and project delivery guidance is typically standard warranty, special warranty, or extended warranty, not "purchase warranty." Key CSI References (titles only):
 - * CSI Project Delivery Practice Guide - sections on Warranties, Guarantees, and the Correction Period.
 - * CSI Construction Specifications Practice Guide - guidance on specifying warranties (including extended warranties) in Division 01 and technical sections.
 - * CSI CDT Body of Knowledge - "Contract Provisions: Warranties and Guarantees."

NEW QUESTION # 69

In the AIA A201 General Conditions of the Contract for Construction, whom is responsible for property insurance for a project?

- A. Surety, on contractor's behalf.
- B. Contractor, unless assigned to owner.
- C. Owner and contractor, jointly.
- **D. Owner, unless assigned to contractor.**

Answer: D

Explanation:

CSI's CDT materials rely heavily on the AIA A201 - General Conditions of the Contract for Construction as the model for understanding roles, responsibilities, and risk allocation. In A201 (both the 2007 and 2017 editions), the default requirement for property insurance (builder's risk) is placed on the Owner.

The relevant article states, in substance, that:

- * Unless otherwise provided in the contract documents, the Owner shall purchase and maintain property insurance written on an "all-risks" or equivalent builder's risk policy.
 - * This insurance is to cover the Work, materials, and equipment to be incorporated into the project during construction, and sometimes temporary structures and portions of the site as specified.
- The parties may alter this allocation by specific agreement (for example, by assigning the responsibility to the contractor in the

Supplementary Conditions or Agreement), but the baseline A201 allocation is clearly:

- * Owner is responsible for the property insurance,
- * "unless otherwise provided" in the contract documents.

Why the other options are not correct:

- * A. Surety, on contractor's behalf - The surety's role relates to bonds (bid bond, performance bond, payment bond), not to providing property insurance for the work.
- * C. Owner and contractor, jointly - The standard A201 language does not assign joint responsibility; it assigns it primarily to the Owner, subject to modification.
- * D. Contractor, unless assigned to owner - This reverses the A201 default. Only if the contract documents specifically shift the duty would the contractor procure property insurance.

Therefore, in accordance with AIA A201 as interpreted and taught in CSI's CDT program, responsibility for property insurance for the Work rests with the Owner, unless the contract documents specifically assign it otherwise, making Option B the correct answer.

NEW QUESTION # 70

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