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Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q13-Q18):

NEW QUESTION # 13

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

- A. medical costs in the event a worker gets hurt on a construction site
- B. liability caused by general contractor default
- C. payment to subcontractors in the event the prime contractor fails to pay subcontractors
- 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 # 14

Which project delivery method leaves contractor input out of the design phase?

- A. Design Build (DB)
- B. Construction Management at Risk (CMAR)
- C. Integrated Delivery Project (IDP)
- **D. Design Bid Build (DBB)**

Answer: D

Explanation:

Design-Bid-Build (DBB) is the traditional project delivery method where the architect/engineer completes design before contractors bid. The contractor has no input in the design phase.

IDP, DB, and CMAR all include contractor involvement earlier.

References: AIA Project Delivery Handbook; CHFM Handbook - Planning, Design, and Construction.

NEW QUESTION # 15

Medical gases normally found in a patient room include
oxygen.
medical air.
nitrogen.
vacuum.

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

Answer: D

Explanation:

In a standard patient room in a healthcare facility, the typical medical gas outlets include:

Oxygen (1) - for patient respiratory therapy.

Medical Air (2) - used for respiratory support.

Vacuum (4) - for suction applications.

Nitrogen (3) is not normally supplied in a patient room; it is typically used in surgical suites for powering tools.

References:

NFPA 99: Health Care Facilities Code, Chapter 5, Medical Gas and Vacuum Systems.

CHFM Candidate Handbook - Maintenance and Operations domain (Utility Systems).

NEW QUESTION # 16

NFPA 25 (2011) requires sprinkler system fire pumps to be tested in a flow condition at what frequency?

- A. quarterly
- B. weekly
- C. monthly
- **D. annually**

Answer: D

Explanation:

NFPA 25 (2011), Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems, specifies that a fire pump flow test must be performed annually. This ensures that the pump delivers adequate flow and pressure under actual operating conditions. Weekly no-flow (churn) tests are also required, but full-flow condition testing is mandated at least once per

year.

Reference: NFPA 25 (2011), Section 8.3.3.

NEW QUESTION # 17

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

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 # 18

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