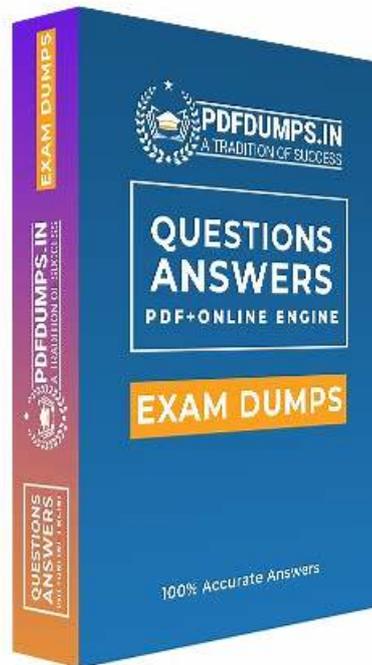


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## Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q64-Q69):

### NEW QUESTION # 64

When a motor malfunctions on an air handler, what is the first step to be taken in the replacement of the motor?

- A. Megger the motor windings.
- B. Remove the motor/machine guard.
- C. Initiate lockout/tagout procedures.
- D. Disconnect the power wiring.

**Answer: C**

Explanation:

Before performing any work on electrical or mechanical equipment, OSHA and NFPA 70E require lockout /tagout (LOTO) procedures to isolate energy sources. This ensures the safety of workers and prevents accidental energization. Only after lockout/tagout can guards be removed, wiring disconnected, or diagnostic tests performed.

References: OSHA 29 CFR 1910.147; NFPA 70E Standard for Electrical Safety in the Workplace; CHFM Maintenance and Operations domain.

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### NEW QUESTION # 65

Which of the following is the best description of the purpose of an Environmental Tour as required by TJC?

- A. identifies hazards
- B. ensures compliance with TJC standards
- C. categorizes risk assessments
- D. establishes failures in building systems

**Answer: A**

Explanation:

The Joint Commission (TJC) requires hospitals to conduct environmental tours (also called Environment of Care rounds) with the primary purpose of identifying hazards to patients, staff, and visitors. While compliance, risk categorization, and system failures may be evaluated, the main focus is proactive hazard identification to reduce safety risks.

References: The Joint Commission, Environment of Care Standards, EC.04.01.01.

### NEW QUESTION # 66

A facility manager has to prepare a labor budget for an upcoming addition of a new patient wing. Budgetary needs will include:

- Two carpenters at \$40 per hour for 20 hours a week for project work for 78 weeks
  - Two carpenters at \$40 per hour for 20 hours a week for maintenance work for 78 weeks
  - One laborer at \$20 per hour for 40 hours a week for project work for 78 weeks
  - One supervisor at \$45 per hour for 10 hours a week for project work for 104 weeks
  - One supervisor at \$45 per hour for 10 hours a week for maintenance work for 104 weeks
- What is the correct budget assignment, without any benefits?

- A. Project budget = \$234,000 and Operations budget = \$234,000
- B. Project budget = \$234,000 and Operations budget = \$171,600
- C. Project budget = \$171,600 and Operations budget = \$171,600
- D. Project budget = \$171,600 and Operations budget = \$234,000

**Answer: B**

Explanation:

Compute project labor:

Two carpenters (project):  $\$40 \times 20 \text{ hr/wk} \times 78 \text{ wk} \times 2 = \$124,800$

One laborer (project):  $\$20 \times 40 \text{ hr/wk} \times 78 \text{ wk} = \$62,400$

Supervisor (project):  $\$45 \times 10 \text{ hr/wk} \times 104 \text{ wk} = \$46,800$

Project total =  $\$124,800 + \$62,400 + \$46,800 = \$234,000$

Compute operations/maintenance labor:

Two carpenters (maintenance):  $\$40 \times 20 \text{ hr/wk} \times 78 \text{ wk} \times 2 = \$124,800$

Supervisor (maintenance):  $\$45 \times 10 \text{ hr/wk} \times 104 \text{ wk} = \$46,800$

Operations total =  $\$124,800 + \$46,800 = \$171,600$

Therefore: Project =  $\$234,000$ ; Operations =  $\$171,600$ .

References:

AHA/ASHE CHFM Study Resources - Financial Management (labor budgeting and allocation).

### NEW QUESTION # 67

The process of establishing a standard of reference and comparing a business function, activity, product, or enterprise as a whole against that standard is which of the following types of analyses?

- A. benchmarking
- B. performance data
- C. performance improvement
- D. continuous quality improvement

**Answer: A**

Explanation:

Benchmarking is the structured process of setting a reference standard (internal or external) and comparing an organization's processes, outputs, or outcomes against that standard to identify performance gaps and opportunities for improvement. In CHFM practice, benchmarking supports administrative decision-making for staffing, service levels, utility performance, and cost metrics by aligning results to recognized peer or industry standards.

References:

American Hospital Association (AHA), CHFM Candidate Handbook - Administration domain (performance measurement and benchmarking concepts).

ASHE/AHA study resources - Benchmarking methods for healthcare facilities operations.

### NEW QUESTION # 68

In boiler operations, scale is most likely to occur

- A. in the huddling chamber.
- B. below the water line.
- C. on a weld above the water line.
- D. in the blowdown valve.

**Answer: B**

Explanation:

Scale forms where water is in direct contact with heated surfaces. In steam boilers, that location is below the water line, where dissolved minerals (calcium, magnesium, silica) precipitate and adhere to heat-transfer surfaces as scale. This reduces efficiency and can cause overheating of boiler tubes.

B). below the water line (Correct): Primary area where water meets heat-transfer surfaces; mineral deposits form here.

A). huddling chamber: This is part of a safety relief valve, not a surface for scale buildup.

C). weld above the water line: There is no continuous water exposure above the water line, so scale does not accumulate there.

D). blowdown valve: This is used to remove sludge/sediment, not a typical location for scale accumulation.

References:

AHA/CHFM Candidate Handbook - Maintenance and Operations domain.

ASHE (American Society for Health Care Engineering) study materials: Boiler water treatment practices.

ASME Boiler and Pressure Vessel Code - Guidance on scale formation in boilers.

### NEW QUESTION # 69

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