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BOMI International RPA Capstone Experience Sample Questions (Q119-Q124):

NEW QUESTION # 119

During an emergency situation of a high-rise, the property manager is directed by the fire chief that a complete building evacuation is required. What type of evacuation is MOST likely to be used?

- A. Phased evacuation
- B. Accelerated evacuation
- **C. Rapid evacuation**
- D. Zone evacuation

Answer: C

Explanation:

In a complete building evacuation, particularly in a high-rise building during an emergency, a rapid evacuation is typically the most appropriate method. This ensures that all occupants leave the building as quickly as possible in a coordinated manner to minimize risk.

NEW QUESTION # 120

Which of the following would be the most effective risk management tool for mitigating potential injury claims in a multi-tenant office building?

- A. Ensuring that the building's insurance policy covers liability for tenant injuries.
- **B. Conducting monthly safety inspections and addressing any hazards immediately.**
- C. Requiring all tenants to purchase their own liability insurance.
- D. Reducing the cost of maintenance services to cut expenses.

Answer: B

NEW QUESTION # 121

A tenant has filed a claim against a property management company's architect, alleging financial loss suffered as a result of non-performance on a space design contract. Which of the following insurance policies BEST protects the architect from this claim?

- A. Employee benefits liability insurance
- B. Fiduciary liability insurance
- **C. Professional liability insurance**
- D. Employment practices liability insurance

Answer: C

Explanation:

Professional liability insurance (also known as errors and omissions insurance) protects professionals like architects from claims of negligence, mistakes, or failure to perform services as promised in a contract. This makes it the best protection against claims related to professional work performance.

NEW QUESTION # 122

A property manager has planned and budgeted a chiller teardown for a medical office building. The work was scheduled to be

completed in March. Due to a long lead time for parts, the work was not completed until May.

The property manager will need to calculate the difference between actual and budgeted costs and report this information to the building owner. What is this called?

- A. Audit
- **B. Variance**
- C. Expense
- D. Accrual

Answer: B

Explanation:

A variance is the difference between what was budgeted and what was actually spent or incurred. In this case, the property manager must report the variance in costs and timing due to the delay, which is key in financial and performance reporting.

NEW QUESTION # 123

Which type of audit is used to ensure that a building is managed in compliance with legislation, management agreements, and leases?

- A. Operational audit
- B. Engineering audit
- **C. Regulatory audit**
- D. Financial audit

Answer: C

Explanation:

A regulatory audit ensures compliance with laws, regulations, lease obligations, and management agreements.

It focuses on whether a property is being managed in accordance with legal and contractual obligations, making it the most appropriate type of audit for this scenario.

NEW QUESTION # 124

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