

AIA Contract Document A201 Practice Test (Sample)

Study Guide



Everything you need from our exam experts!

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

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- 1. What can be assumed about submittals delivered by the contractor to the architect?**
 - A. They are automatically approved by the architect**
 - B. They require no further architectural review**
 - C. They have been reviewed and approved by the contractor; materials verified in relation to field measurements and coordination**
 - D. They relieve the contractor of responsibility for deviations**

- 2. Should written consent be obtained if the contractor needs to endanger or otherwise alter work already in place by the owner or other contractors?**
 - A. Yes, the contractor must obtain written consent which may not be unreasonably withheld by the owner or other contractor.**
 - B. No consent is needed.**
 - C. Verbal consent is sufficient.**
 - D. Consent is assumed if the owner does not respond.**

- 3. Who forwards warranties, records, and related documents for owner review and issues the final certificate for payment?**
 - A. The architect**
 - B. The contractor**
 - C. The owner**
 - D. A joint inspection board**

- 4. Allowances should cover what costs incurred by the contractor?**
 - A. The cost of materials and equipment delivered to the site as well as all applicable taxes but not applicable trade discounts**
 - B. Unloading and installation**
 - C. Taxes only**
 - D. All costs including labor**

- 5. Is the architect required to visit the site?**
- A. Yes, daily site visits are required.**
 - B. No site visits are required.**
 - C. The architect must visit only if safety concerns arise.**
 - D. The architect visits only to become familiar with progress and to provide assurance that the work will conform with the contract documents.**
- 6. The indemnity clause covers what?**
- A. Damages, losses, and expenses arising from the performance of the work to the extent of harm caused by the contractor or subcontractors.**
 - B. Direct damages only**
 - C. Indirect damages only**
 - D. Claims, damages, losses, and expenses including but not limited to attorney's fees arising out of or resulting from the performance of the work to the extent of the harm caused by the actions of the contractor or subcontractors or their liabilities.**
- 7. If the information contained within the contract documents is questionable, what is the contractor's responsibility?**
- A. Notify the architect.**
 - B. Notify the owner.**
 - C. Ignore it.**
 - D. Terminate the contract.**
- 8. Who is responsible for notifying the architect and owner about which subcontractors will work with the contractor, and when should this occur?**
- A. The contractor; as soon as practicable after contract award.**
 - B. The owner; as soon as practicable after contract award.**
 - C. The architect; as soon as practicable after contract award.**
 - D. The subcontractor; as soon as practicable after contract award.**

- 9. What must the mechanic's lien information include?**
- A. A correct statement of the record legal title to the property and the owner's interest therein**
 - B. The contractor's license numbers**
 - C. A list of all subcontractors**
 - D. A copy of the building permit**
- 10. Are the duties or responsibilities of the architect able to be altered from those set forth in the contract?**
- A. Only with consent of the owner, contractor, and architect. Consent shall not be unreasonably withheld.**
 - B. Only with consent of the owner.**
 - C. Only with consent of the contractor.**
 - D. No changes permitted.**

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Answers

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1. C
2. A
3. A
4. A
5. D
6. D
7. A
8. A
9. A
10. A

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Explanations

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1. What can be assumed about submittals delivered by the contractor to the architect?

- A. They are automatically approved by the architect**
- B. They require no further architectural review**
- C. They have been reviewed and approved by the contractor; materials verified in relation to field measurements and coordination**
- D. They relieve the contractor of responsibility for deviations**

Submittals are a tool for coordination and verification. The contractor is responsible for reviewing each submittal and ensuring it aligns with the contract documents, including checking field measurements and coordinating with other work before sending it to the architect for review. The architect's role is to review for conformance with the design intent, not to relieve the contractor of responsibility for deviations. Therefore, the best answer says the submittals have been reviewed and approved by the contractor and that materials have been verified against field measurements and coordination. This captures that the submittal image or data represents the contractor's due-diligence in measurement and coordination, before the architect reviews for compatibility with the design. The other options imply automatic architect approval, no further review, or relieving the contractor of responsibility, which do not reflect how submittals function in practice.

2. Should written consent be obtained if the contractor needs to endanger or otherwise alter work already in place by the owner or other contractors?

- A. Yes, the contractor must obtain written consent which may not be unreasonably withheld by the owner or other contractor.**
- B. No consent is needed.**
- C. Verbal consent is sufficient.**
- D. Consent is assumed if the owner does not respond.**

When a contractor needs to alter or otherwise modify work that is already in place by the owner or another contractor, formal written authorization is required. This ensures there is a documented agreement on the scope, cost, and schedule impacts, and it protects all parties by clearly allocating risk and responsibilities. Written consent also keeps coordination with other trades intact and prevents unilateral changes that could create safety hazards or clashes in the field. Verbal consent or assuming consent without a response lacks the necessary documentation and accountability, which can lead to disputes about what was approved and who bears the cost or schedule impact. Because changes that affect existing work involve safety and coordination concerns, the contract calls for written consent, which may not be unreasonably withheld by the owner or other contractor.

3. Who forwards warranties, records, and related documents for owner review and issues the final certificate for payment?

- A. The architect**
- B. The contractor**
- C. The owner**
- D. A joint inspection board**

The architect serves as the contract administrator and representative for the owner, handling project closeout and payment certification. Part of this role is to gather and forward warranties, maintenance manuals, guarantees, and other record documents to the owner for review as the project wraps up. The architect also issues the final certificate for payment after confirming that the work is complete and all contract conditions for final payment have been met. The contractor submits payment applications, but it is the architect who certifies payments. The owner doesn't issue the final payment certificate, and a joint inspection board isn't a standard element of the AIA A201 process.

4. Allowances should cover what costs incurred by the contractor?

- A. The cost of materials and equipment delivered to the site as well as all applicable taxes but not applicable trade discounts**
- B. Unloading and installation**
- C. Taxes only**
- D. All costs including labor**

Allowances are used to cover the cost of materials or equipment the contractor will provide, when the exact item isn't determined yet. The amount reflects what the material or equipment will cost delivered to the site, including taxes, but it does not include discounts the contractor might receive. Installation work and unloading are not part of the material/equipment allowance; those are labor and handling costs that are addressed separately in the contract price or change orders. So the allowance should capture the material or equipment cost plus delivery to site and taxes, not include labor or installation.

5. Is the architect required to visit the site?

- A. Yes, daily site visits are required.**
- B. No site visits are required.**
- C. The architect must visit only if safety concerns arise.**
- D. The architect visits only to become familiar with progress and to provide assurance that the work will conform with the contract documents.**

The important idea here is that the architect's site visits are part of their role to observe progress and verify that the work generally conforms to the contract documents. Under A201, the architect is expected to visit at appropriate times to become familiar with how the project is progressing and to provide assurance to the owner that the work is being performed in general conformance with the contract documents. This isn't about daily mandates or about only reacting to safety issues; it's about maintaining oversight to confirm that the design intent and contractual requirements are being followed as the work progresses. While the architect may engage in other duties—such as reviewing submittals, coordinating with consultants, or responding to RFI's—the core purpose of site visits is to monitor progress and conformance, which is captured by the stated role.

6. The indemnity clause covers what?

- A. Damages, losses, and expenses arising from the performance of the work to the extent of harm caused by the contractor or subcontractors.**
- B. Direct damages only**
- C. Indirect damages only**
- D. Claims, damages, losses, and expenses including but not limited to attorney's fees arising out of or resulting from the performance of the work to the extent of the harm caused by the actions of the contractor or subcontractors or their liabilities.**

Indemnity in the A201 contract is about shifting risk for third-party claims that come from the contractor's performance of the work. The best answer shows that the contractor is obligated to cover claims, damages, losses, and expenses, and it explicitly includes defense costs (like attorney's fees) arising out of or resulting from the work, to the extent of harm caused by the contractor or subcontractors' actions. This means the indemnity isn't limited to direct damages and it isn't open-ended beyond the contractor's fault; it aligns the risk with the contractor's responsibility for their work. In practice, if a third party sues because of a subcontractor's negligent work, the contractor would defend the claim and pay related costs up to the level of fault attributable to the contractor or subcontractors.

7. If the information contained within the contract documents is questionable, what is the contractor's responsibility?

A. Notify the architect.

B. Notify the owner.

C. Ignore it.

D. Terminate the contract.

When contract documents raise questions, the contractor must seek clarification through the architect. The architect is the designated interpreter of the contract documents and is equipped to issue clarifications or addenda that resolve ambiguities before work proceeds. This keeps everyone on the same page and helps prevent costly mistakes or disputes. Notifying the owner isn't appropriate because the owner isn't the contract administrator for technical interpretations, and bypassing the proper channel can create confusion or unauthorized changes. Ignoring the issue risks performing work based on a misread of the documents, which could lead to errors and claims. Terminating the contract is not a remedy for ambiguous information and would be an excessive step before pursuing a clarification. So, the correct approach is to promptly notify the architect to obtain an official clarification.

8. Who is responsible for notifying the architect and owner about which subcontractors will work with the contractor, and when should this occur?

A. The contractor; as soon as practicable after contract award.

B. The owner; as soon as practicable after contract award.

C. The architect; as soon as practicable after contract award.

D. The subcontractor; as soon as practicable after contract award.

The contractor bears the responsibility for identifying and notifying the architect and owner about which subcontractors will work on the project, and this should happen as soon as practicable after contract award. This early disclosure lets the owner and architect review the proposed subcontractors for qualifications, ensure there's suitable coverage for each trade, and address any potential conflicts or substitutions before work ramps up. It keeps the team aligned and supports orderly coordination and procurement planning. The owner or architect don't initiate this notification, and the subcontractor isn't the one responsible for conveying the list.

9. What must the mechanic's lien information include?

- A. A correct statement of the record legal title to the property and the owner's interest therein**
- B. The contractor's license numbers**
- C. A list of all subcontractors**
- D. A copy of the building permit**

Mechanic's lien claims are attachments to real property, so they must clearly tie the claim to the exact parcel and the owner who holds an interest in it. Identifying the record title and the owner's interest ensures the lien attaches to the correct property and can stand up in later conveyances or foreclosures. Without a true statement of who owns the property and what property is at issue, the lien could be misapplied or unenforceable. The other items aren't about tying the claim to the property itself: license numbers, a list of subcontractors, or a copy of the building permit don't establish which property is encumbered or who owns it, which is why they're not required for the lien information.

10. Are the duties or responsibilities of the architect able to be altered from those set forth in the contract?

- A. Only with consent of the owner, contractor, and architect. Consent shall not be unreasonably withheld.**
- B. Only with consent of the owner.**
- C. Only with consent of the contractor.**
- D. No changes permitted.**

Changes to the architect's duties aren't automatic; they require a formal written amendment agreed by all the key parties—the owner, the architect, and the contractor. This ensures that any shift in responsibilities, scope of services, or added services is coordinated, costed, and scheduled with input from the people who are affected. The clause that consent shall not be unreasonably withheld protects everyone: the owner can't block reasonable changes without good reason, the architect won't be forced into unwanted duties, and the contractor's involvement helps keep construction coordination intact. If the change were allowed with only one party's consent, it could lead to misalignment, disputes over who owes what, or changes that someone else bears the risk for without agreed compensation. And saying no changes are permitted contradicts how project needs evolve and how AIA contracts are intended to be administered.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://aiacontractdocumenta201.examzify.com>

We wish you the very best on your exam journey. You've got this!