

AIA CONTRACT DOCUMENT A201 PRACTICE TEST (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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THE FULL VERSION STUDY GUIDE

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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. If nonconforming work is discovered, what may the Architect require?**
 - A. The Contractor must reprice the entire contract
 - B. The Owner may replace nonconforming work without affecting the contract
 - C. The Architect may require removal and replacement or modification; nonconforming work must be corrected; additional costs adjust contract sum
 - D. The Subcontractor may accept nonconforming work to avoid delays
- 2. Under section 3.7.5 why would the contractor immediately suspend work or a portion of work?**
 - A. If the weather is poor
 - B. If the owner delays
 - C. If the architect requests a change
 - D. The contractor exposes human remains, burial markers, archaeological sites, or wetlands not indicated in the contract documents
- 3. Primary steps in typical A201 payment process, including who certifies the amount due.**
 - A. The Owner deposits funds and then the Contractor invoices the Owner directly.
 - B. The Architect reviews and certifies; the Contractor submits payment application; the Owner pays the certified amount.
 - C. The Contractor submits an application for payment; the Architect reviews and certifies; the Owner pays the certified amount.
 - D. The Contractor submits an application for payment; the Owner certifies the amount due; the Architect pays the certified amount.
- 4. What information must the owner furnish as outlined in section 2.2.3?**
 - A. Surveys describing physical characteristics, legal limitations and utility locations for the site of the project, and a legal description of the site
 - B. Financial statements of the owner and financier
 - C. Copies of previous project contracts
 - D. Insurance certificates for all subcontractors

- 5. May the owner hire another architect to fulfill the duties of the contract?**
- A. Only if the owner terminates the employment of the architect and hires an architect that the contractor has no objection to.
 - B. Yes, at any time with contractor approval.
 - C. No, never.
 - D. Only if the contractor also approves in writing.
- 6. Who typically owns the instruments of service on an A201 project?**
- A. Contractor
 - B. Owner
 - C. Architect
 - D. Subcontractor
- 7. Who bears responsibility for permits and fees that are the contractor's responsibility under the contract documents?**
- A. The owner
 - B. The contractor
 - C. The architect
 - D. The owner's representative
- 8. Is the amount of damages limited to insured coverage?**
- A. Yes, limited to insured coverage.
 - B. Only for property damage.
 - C. No, the contractor is liable for all damages.
 - D. Only for indirect damages.
- 9. When deviations from the contract documents are approved, which could authorize the deviation?**
- A. The contractor's sole decision
 - B. The superintendent's approval
 - C. The architect's written approval of the deviation as a minor change in the work
 - D. A verbal instruction from the owner

10. What is the importance of the progress schedule in A201, and who updates it?

- A. It tracks project progress, helps coordinate work, and is updated by the Contractor in coordination with the Architect/Owner.
- B. It defines the final payment amounts.
- C. It replaces the project timeline entirely.
- D. It is optional and used only for large projects.

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Answers

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

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Explanations

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1. If nonconforming work is discovered, what may the Architect require?

- A. The Contractor must reprice the entire contract
- B. The Owner may replace nonconforming work without affecting the contract
- C. The Architect may require removal and replacement or modification; nonconforming work must be corrected; additional costs adjust contract sum**
- D. The Subcontractor may accept nonconforming work to avoid delays

When nonconforming work is found, the Architect has the authority to require that the work be corrected, which can involve removal and replacement or modification so that it conforms to the contract documents. Any additional costs needed to bring the work into conformance are added to the contract sum, reflecting the extra work and keeping the project aligned with the agreed documents. This ensures defective work is addressed through proper process and cost adjustment, rather than requiring a full repricing of the contract, allowing the Owner to replace work unilaterally, or letting a Subcontractor accept nonconforming work to avoid delays.

2. Under section 3.7.5 why would the contractor immediately suspend work or a portion of work?

- A. If the weather is poor
- B. If the owner delays
- C. If the architect requests a change
- D. The contractor exposes human remains, burial markers, archaeological sites, or wetlands not indicated in the contract documents**

Immediate suspension is required when the site reveals an unanticipated condition that could have legal or safety implications. Under section 3.7.5, if the contractor exposes human remains, burial markers, archaeological sites, or wetlands that are not indicated in the contract documents, work in the area must be stopped right away and the architect and owner must be notified to determine the proper course of action. This keeps protected resources from being disturbed and ensures compliance with legal and regulatory requirements, as well as follows the contract's process for handling unexpected site conditions. Other scenarios, like poor weather, a change being requested by the architect, or delays caused by the owner, are handled through different contractual provisions or procedures and do not automatically mandate an immediate suspension under this clause.

3. Primary steps in typical A201 payment process, including who certifies the amount due.

- A. The Owner deposits funds and then the Contractor invoices the Owner directly.
- B. The Architect reviews and certifies; the Contractor submits payment application; the Owner pays the certified amount.
- C. The Contractor submits an application for payment; the Architect reviews and certifies; the Owner pays the certified amount.**
- D. The Contractor submits an application for payment; the Owner certifies the amount due; the Architect pays the certified amount.

In this payment process, the contractor initiates the flow by submitting an application for payment. The architect then reviews that application to verify work performed and compliance with the contract documents, and the architect issues a certificate for payment certifying the amount due. Finally, the owner pays the certified amount to the contractor. This sequence—contractor requesting payment, architect certifying the amount due, owner paying the certified amount—reflects the architect's role as the certifier and the owner's obligation to pay the certified sum. The other options misstate the flow or roles. One suggests the owner deposits funds and the contractor invoices directly without architect certification, which omits the required certification step. Another puts the architect's review before the contractor's application, reversing the actual order. The last option assigns the owner the role of certifier and the architect the payer, which is not how the process is defined.

4. What information must the owner furnish as outlined in section 2.2.3?

- A. Surveys describing physical characteristics, legal limitations and utility locations for the site of the project, and a legal description of the site**
- B. Financial statements of the owner and financier
- C. Copies of previous project contracts
- D. Insurance certificates for all subcontractors

The key concept here is what site information the owner must provide to the contractor. Under this section, the owner is required to furnish surveys describing the site's physical characteristics, any legal restrictions or limitations, and the locations of utilities, along with a legal description of the site. Providing this data ensures the contractor can plan accurately, verify boundaries, anticipate constraints, coordinate with utilities and zoning, and align design with actual site conditions. It helps prevent clashes between the design and existing site features and sets a clear baseline for site data and risk allocation at the start of the project. The other options aren't required by this clause. Financial statements of the owner and financier, copies of previous project contracts, and insurance certificates for all subcontractors are not the information mandated by section 2.2.3; they relate to other aspects of project governance or other contract provisions.

5. May the owner hire another architect to fulfill the duties of the contract?

- A. Only if the owner terminates the employment of the architect and hires an architect that the contractor has no objection to.**
- B. Yes, at any time with contractor approval.
- C. No, never.
- D. Only if the contractor also approves in writing.

Under A201, the owner can change architects, but only in a specific way. The owner may terminate the current architect's services, and then may appoint a successor architect, provided the contractor has no objection to the new architect (in writing). This protects the contractor from being forced to work with an architect they cannot cooperate with and helps maintain project continuity. So the appointment of a new architect isn't allowed simply at any time with contractor approval, nor is it prohibited entirely, nor does contractor approval alone suffice without terminating the existing arrangement. The correct path is: terminate the current architect, then obtain the contractor's written consent to the successor.

6. Who typically owns the instruments of service on an A201 project?

- A. Contractor
- B. Owner**
- C. Architect
- D. Subcontractor

The main idea here is that the instruments of service—drawings, specifications, models, and other design documents created for the project—are owned by the Owner. Since the Owner pays for the design and will use these documents to build, operate, and potentially modify the project, it makes sense for them to hold the rights to the design data. The Architect typically retains ownership of the instruments as its intellectual property but licenses their use to the Owner for this Project. The Contractor and any subcontractors don't own the instruments; they receive a limited license to use the documents solely to perform their work. This setup gives the Owner control over the project documents for current construction and future needs, while protecting the Architect's rights to their work.

7. Who bears responsibility for permits and fees that are the contractor's responsibility under the contract documents?

- A. The owner
- B. The contractor**
- C. The architect
- D. The owner's representative

Under the AIA A201 framework, the party who performs the work takes on securing the necessary permits and paying the related fees. This means the contractor must apply for and obtain building permits, submissions for approvals, and cover all permit fees required by authorities having jurisdiction in order to legally proceed with the work. The owner's role is to provide access, information, and cooperation, but the permit costs themselves stay with the contractor. The architect and the owner's representative assist with design and submittals, but they do not bear the permit fees or be responsible for obtaining permits unless the contract explicitly states otherwise. This allocation helps align regulatory compliance and scheduling with the party actually executing the work; if delays stem from owner/architect actions or contract changes, the contract may address time extensions or cost adjustments, but absent those circumstances, the contractor bears the permits and fees.

8. Is the amount of damages limited to insured coverage?

- A. Yes, limited to insured coverage.
- B. Only for property damage.
- C. No, the contractor is liable for all damages.**
- D. Only for indirect damages.

Damages under the AIA A201 are not capped by the amount an insurance policy will pay. Insurance transfers risk and pays covered losses up to policy limits, but it doesn't set the contractor's liability for breach. If the contractor's breach causes damages, the owner can pursue the actual damages resulting from that breach, and the contractor bears responsibility for those damages up to the terms of the contract and applicable law. Insurance may help cover part of the losses, but it does not automatically limit liability to the insured amount. So the statement that damages are limited to insured coverage isn't correct; the contractor is responsible for the full amount of damages caused by breach, as allowed by the contract and law.

9. When deviations from the contract documents are approved, which could authorize the deviation?

- A. The contractor's sole decision
- B. The superintendent's approval
- C. The architect's written approval of the deviation as a minor change in the work**
- D. A verbal instruction from the owner

Deviations from the contract documents are controlled through the project's change process, and only a specific authority can approve them. When a deviation is minor—meaning it doesn't affect the contract sum or the schedule—the architect can authorize it in writing as a minor change in the work. This provides official documentation and keeps the project within the agreed terms without formal changes to time or cost. The other options aren't appropriate because the contractor can't unilaterally decide to deviate, and the superintendent's approval alone isn't the controlling authority for changes. Verbal directions from the owner aren't acceptable either, since changes must be issued in writing. Thus, the architect's written approval of the deviation as a minor change in the work is the correct mechanism.

10. What is the importance of the progress schedule in A201, and who updates it?

- A. It tracks project progress, helps coordinate work, and is updated by the Contractor in coordination with the Architect/Owner.**
- B. It defines the final payment amounts.
- C. It replaces the project timeline entirely.
- D. It is optional and used only for large projects.

The progress schedule is a live planning tool that lays out the planned sequence of construction activities, milestones, and their timing so the team can see how the work should unfold and where different trades will interface. It helps everyone anticipate conflicts, track actual progress against the plan, and adjust work to keep the project on track. The Contractor is responsible for preparing and updating the progress schedule, doing so in coordination with the Architect and Owner to reflect changes, determine impacts, and keep all parties aligned with the contract requirements.

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:

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

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