

BOMA General Maintenance Practice Test (Sample)

Study Guide



Everything you need from our exam experts!

This is a sample study guide. To access the full version with hundreds of questions,

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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. Don't worry about getting everything right, 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, and take breaks to retain information better.

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.

7. Use Other Tools

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!

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Questions

- 1. What is the primary function of a sump pump?**
 - A. To circulate air in the basement**
 - B. To remove accumulated water**
 - C. To provide additional storage**
 - D. To enhance drainage systems**
- 2. How is tubing sized?**
 - A. By measuring the thickness of the material**
 - B. By measuring the outer diameter**
 - C. By measuring the inner diameter**
 - D. By measuring the length**
- 3. How can maintenance issues impact tenant satisfaction?**
 - A. They have no impact**
 - B. Delayed responses can lead to discomfort and complaints from tenants**
 - C. Immediate repairs guarantee tenant satisfaction**
 - D. Maintenance issues are always resolved quickly**
- 4. What is the standard length of a threaded pipe?**
 - A. 15 feet**
 - B. 18 feet**
 - C. 21 feet**
 - D. 24 feet**
- 5. What are the two critical points of a grease interceptor regarding water flow?**
 - A. Inlet and outlet**
 - B. Top and bottom**
 - C. Front and back**
 - D. Valve and drain**

- 6. Which type of pump is known to be the simplest and least expensive?**
- A. Diaphragm pump**
 - B. Submersible pump**
 - C. Jet pump**
 - D. Centrifugal pump**
- 7. Why might a seal in a centrifugal pump be necessary?**
- A. To allow for thermal expansion**
 - B. To prevent fluid from leaking out around the shaft**
 - C. To increase pressure within the pump**
 - D. To improve efficiency of fluid movement**
- 8. If a motor feels hot and may be overloaded, what should you avoid doing?**
- A. Opening the flow valve further**
 - B. Reducing the power supply**
 - C. Checking for leaks**
 - D. Inspecting electrical connections**
- 9. What maintenance task is best accomplished using a scaffold system?**
- A. Changing light bulbs**
 - B. Painting high walls**
 - C. Checking electrical panels**
 - D. Changing air filters**
- 10. If an object is drawn 1/4 scale, what is the scale of the drawing?**
- A. 1/2"=1'0**
 - B. 1/4"=1'0**
 - C. 1"=1'0**
 - D. 1/8"=1'0**

Answers

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

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Explanations

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1. What is the primary function of a sump pump?

- A. To circulate air in the basement
- B. To remove accumulated water**
- C. To provide additional storage
- D. To enhance drainage systems

The primary function of a sump pump is to remove accumulated water. Sump pumps are specifically designed to be installed in sump pits, which are typically located in the basements or crawl spaces of buildings. Their main purpose is to prevent flooding by automatically removing excess water that has collected in the pit. This is particularly important in areas where groundwater levels are high or during heavy rainstorms, as it helps to protect the building's foundation and keep the lower levels dry. The effectiveness of a sump pump is crucial in maintaining the structural integrity of a building and preventing damage caused by moisture, such as mold growth, mildew, and deterioration of building materials. By efficiently pumping out water, the sump pump plays an essential role in managing water levels and preventing potential water-related issues inside the building. This makes it a vital component of a property's overall maintenance system, especially in regions prone to heavy rainfall or flooding.

2. How is tubing sized?

- A. By measuring the thickness of the material
- B. By measuring the outer diameter**
- C. By measuring the inner diameter
- D. By measuring the length

Tubing is sized by measuring the outer diameter because the outer diameter determines how the tubing will fit into fittings, brackets, and other components of a system. This measurement is essential for ensuring compatibility with other parts in piping systems, such as connectors and valves. Measuring the outer diameter is particularly important because it influences the structural integrity of the tubing as well as its flow characteristics. Different applications require specific outer diameters to accommodate factors like pressure ratings and thermal expansion. While the inner diameter is relevant for determining flow capacity, and material thickness can impact strength, the outer diameter is the primary measurement that standard sizing charts and fittings are based on in most applications. Length is also a necessary measurement but does not pertain to the tubing sizing itself; it is simply a measure of how much tubing is available for use.

3. How can maintenance issues impact tenant satisfaction?

- A. They have no impact
- B. Delayed responses can lead to discomfort and complaints from tenants**
- C. Immediate repairs guarantee tenant satisfaction
- D. Maintenance issues are always resolved quickly

Delayed responses to maintenance issues can significantly diminish tenant satisfaction. When maintenance requests are not addressed promptly, tenants may experience discomfort due to a lack of essential services—such as heat, water, or functioning appliances. This unease can quickly escalate into frustration, prompting tenants to lodge complaints. Moreover, the perception of how responsive management is can influence overall tenant retention. If tenants feel that their concerns are not taken seriously or addressed in a timely manner, they may be more likely to move out when their lease ends. Therefore, timely maintenance response not only enhances comfort but also fosters a sense of trust and respect between tenants and property management.

4. What is the standard length of a threaded pipe?

- A. 15 feet
- B. 18 feet
- C. 21 feet**
- D. 24 feet

The standard length of a threaded pipe is typically 21 feet. This measurement is commonly recognized in the plumbing and construction industries for various types of piping. Such a standard length is practical, as it allows for efficient transport and handling while accommodating various applications in residential and commercial buildings. Using 21-foot lengths helps minimize the number of joints and potential leak points in piping systems, which can contribute to the integrity and reliability of plumbing installations. When pipes are manufactured in this length, it aligns with common practices, allowing for ease of sourcing and compatibility with typical pipe fittings. In contrast, the other lengths provided do not represent standard manufacturing practices for threaded pipes, making them less practical for general use in construction and maintenance tasks.

5. What are the two critical points of a grease interceptor regarding water flow?

- A. Inlet and outlet**
- B. Top and bottom**
- C. Front and back**
- D. Valve and drain**

The two critical points of a grease interceptor regarding water flow are the inlet and outlet. The inlet is where wastewater enters the grease interceptor, allowing grease and solids to separate from the water as it flows through the system. The outlet is where the treated water exits the grease interceptor to continue its journey to the wastewater treatment system. Understanding the functions of these two points is essential for maintaining the efficiency of the grease interceptor. Proper flow through the inlet and outlet ensures that grease is effectively captured and does not clog other components of the plumbing system, contributing to better hygiene and compliance with environmental regulations. In contrast, the other options do not accurately represent the critical points related to water flow in a grease interceptor. The top and bottom refer to the physical structure of the interceptor but do not denote flow pathways. The front and back may refer to orientation but lack relevance to how wastewater is treated. Similarly, the valve and drain could exist in the maintenance context but do not specifically indicate the critical points of water flow.

6. Which type of pump is known to be the simplest and least expensive?

- A. Diaphragm pump**
- B. Submersible pump**
- C. Jet pump**
- D. Centrifugal pump**

The jet pump is recognized for its simplicity and cost-effectiveness, making it an attractive option for various applications. Jet pumps operate based on the principle of using a high-velocity jet of fluid to create a vacuum that draws in additional fluid. This design does not incorporate complex moving parts, allowing for fewer maintenance requirements and easier repairs, which contributes to its lower overall cost. In contrast, diaphragm pumps, submersible pumps, and centrifugal pumps often involve more sophisticated designs and mechanisms that can increase both their operational complexity and their price. Each of these alternatives may have specific advantages for particular applications, but when considering simplicity and expense, the jet pump stands out as the most straightforward and economical choice.

7. Why might a seal in a centrifugal pump be necessary?

- A. To allow for thermal expansion**
- B. To prevent fluid from leaking out around the shaft**
- C. To increase pressure within the pump**
- D. To improve efficiency of fluid movement**

A seal in a centrifugal pump is crucial primarily to prevent fluid from leaking out around the shaft. The design of a centrifugal pump involves a rotating shaft that moves fluid from the inlet to the discharge. If there were no seal, the pressure created by the fluid could cause leaks around the shaft, leading to fluid loss, potential environmental hazards, and a decrease in the overall effectiveness of the pump system. Seals maintain the integrity of the pump's operation by ensuring that fluids are contained within the system, thus enabling optimal performance. Proper sealing also minimizes the risk of contamination in the fluids being pumped, which could compromise both the pump's efficiency and the integrity of the process it supports. While thermal expansion is a consideration in pump design, the primary role of the seal is focused on preventing leaks. Although increasing pressure and improving efficiency are important characteristics of pump performance, they are not directly accomplished by the seal itself but rather through the overall configuration and function of the pump.

8. If a motor feels hot and may be overloaded, what should you avoid doing?

- A. Opening the flow valve further**
- B. Reducing the power supply**
- C. Checking for leaks**
- D. Inspecting electrical connections**

When a motor feels hot and may be overloaded, opening the flow valve further is something to avoid because doing so can increase the load on the motor. This additional load can exacerbate the overheating issue, leading to potential damage both to the motor and the connected system. Motors are designed to operate within specific load parameters, and exceeding these can cause the windings to overheat, leading to failure or burnout. Reducing the power supply, checking for leaks, and inspecting electrical connections are all actions that can help assess the situation or alleviate the problem. Reducing the power supply can decrease the load on the motor, while checking for leaks and inspecting electrical connections are proactive measures for identifying underlying issues that may be contributing to the overheating. Thus, these actions are more beneficial in this scenario compared to opening the flow valve further.

9. What maintenance task is best accomplished using a scaffold system?

- A. Changing light bulbs**
- B. Painting high walls**
- C. Checking electrical panels**
- D. Changing air filters**

Using a scaffold system for maintenance tasks offers significant advantages, particularly when addressing tasks that require reaching elevated surfaces safely and efficiently. Painting high walls is a prime example of such a task since it necessitates extending access beyond standard height limits to ensure the entire surface area is covered thoroughly. Scaffolding provides a stable and secure platform, allowing workers to maneuver freely while maintaining balance and control, which minimizes the risk of accidents associated with working at heights. When considering tasks like changing light bulbs, checking electrical panels, or changing air filters, these responsibilities can typically be performed with portable ladders or step stools. These options may not provide the same level of safety and stability that a scaffold system offers, especially for extensive or repetitive work done at height. Therefore, the scaffold system stands out for tasks that require a sustained working platform and safety for personnel during activities performed at significant heights, making it the best choice for painting high walls.

10. If an object is drawn 1/4 scale, what is the scale of the drawing?

- A. $1/2"=1'0$**
- B. $1/4"=1'0$**
- C. $1"=1'0$**
- D. $1/8"=1'0$**

When an object is drawn at a 1/4 scale, this means that every part of the drawing represents a quarter of the actual size of the object. In this case, the drawing indicates that one unit of measurement in the drawing (like an inch) corresponds to four units of the same measurement in reality. The correct answer states that 1/4" on the drawing represents 1 foot in real life. This is consistent with the definition of the scale. Therefore, if we take a measurement from the drawing, such as 1/4 inch, and multiply it by 4, we arrive at the full dimension of 1 foot. This scale allows for easy visualization and calculation of the object's real dimensions based on the smaller, manageable drawing size. Thus, $1/4"=1'0$ is the appropriate representation of a drawing made to a 1/4 scale.

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://bomagenmaintenance.examzify.com>

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