

BOMA General Maintenance 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 is the recommended method for disposing of hazardous waste?**
 - A. Incineration in a controlled facility**
 - B. Following local regulations and using certified disposal contractors**
 - C. Dumping in a landfill**
 - D. Pouring down the drain**

- 2. Removal of solids such as rock, metal, and sand is accomplished with a _____ interceptor.**
 - A. Grease**
 - B. Sand**
 - C. Sediment**
 - D. Oil**

- 3. What is the primary function of an emergency electrical power system?**
 - A. To power non-essential equipment**
 - B. To run equipment essential to human life for safety**
 - C. To provide lighting during emergencies**
 - D. To maintain comfort levels in buildings**

- 4. For electrodes up to 3/16 inch in diameter, the length of the arc should be kept to approximately:**
 - A. 1/8 inch**
 - B. 1/4 inch**
 - C. 1/2 inch**
 - D. 3/8 inch**

- 5. What is the primary role of an energy audit in building maintenance?**
 - A. To evaluate the structural integrity of the building**
 - B. To identify energy-saving opportunities**
 - C. To monitor indoor air quality**
 - D. To assess the electrical systems**

- 6. What is the primary purpose of general maintenance in building management?**
- A. To enhance the aesthetic appeal of a property**
 - B. To improve property value**
 - C. To ensure the safety, functionality, and aesthetic appeal of a property**
 - D. To minimize operational costs**
- 7. What is a common use for a gate valve in fluid systems?**
- A. To control pressure**
 - B. To adjust flow**
 - C. To prevent backflow**
 - D. To isolate sections of piping**
- 8. Which of the following systems requires regular maintenance in commercial buildings?**
- A. HVAC, plumbing, and electrical systems**
 - B. Human resources and marketing departments**
 - C. Landscaping and painting**
 - D. Internet and communication systems**
- 9. 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**
- 10. Oxygen/acetylene systems are used for which of the following purposes?**
- A. Welding only**
 - B. Silver soldering copper and brass joints only**
 - C. Cutting metal only**
 - D. All of the above**

Answers

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

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Explanations

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1. What is the recommended method for disposing of hazardous waste?

- A. Incineration in a controlled facility**
- B. Following local regulations and using certified disposal contractors**
- C. Dumping in a landfill**
- D. Pouring down the drain**

The recommended method for disposing of hazardous waste involves following local regulations and using certified disposal contractors. This approach ensures that the disposal process complies with legal requirements, thereby protecting the environment and public health. Local regulations often dictate specific methods of handling and disposing of hazardous waste, tailored to the types of waste generated in specific regions. Using certified disposal contractors is crucial, as these professionals are trained to handle hazardous materials safely and effectively, ensuring that all precautions are taken during the transportation and disposal processes. This compliance with regulations and professional standards helps minimize the risk of accidents or breaches that could occur with improper disposal. Other methods such as incineration in a controlled facility can be a valid option in certain contexts but are not universally recommended without proper regulatory compliance. Dumping in a landfill or pouring hazardous waste down the drain pose significant risks of contamination and environmental damage and are inappropriate and illegal methods of disposal.

2. Removal of solids such as rock, metal, and sand is accomplished with a _____ interceptor.

- A. Grease**
- B. Sand**
- C. Sediment**
- D. Oil**

The proper term for an interceptor that removes solids like rock, metal, and sand is a sediment interceptor. This device is specifically designed to capture and separate heavier particles from water flow, particularly in stormwater systems or industrial processes where solids can accumulate. Sediment interceptors function by slowing down water flow, allowing heavier solids to settle at the bottom of the tank. This method effectively prevents these solids from entering drainage systems, which could lead to clogging and environmental issues. Other types of interceptors, such as grease interceptors, are primarily designed to trap fats, oils, and greases from wastewater. Similarly, sand interceptors focus on collecting sand and smaller particulate matter, while oil interceptors are specifically used to separate oils and hydrocarbons from water. While each type of interceptor has its specific role, a sediment interceptor is the appropriate choice for the removal of larger solids like rocks and metals, ensuring effective management of solid waste in various maintenance and environmental contexts.

3. What is the primary function of an emergency electrical power system?

- A. To power non-essential equipment**
- B. To run equipment essential to human life for safety**
- C. To provide lighting during emergencies**
- D. To maintain comfort levels in buildings**

The primary function of an emergency electrical power system is to ensure that equipment critical to human life and safety remains operational during a power outage. This includes systems such as medical equipment in hospitals, fire alarms, emergency lighting, and communication systems that are necessary for evacuation and safety protocols. In times of emergency, maintaining power for these essential systems can be the difference between safety and potential harm, as they provide necessary support for both personnel and the public. While other options refer to important aspects of power management during emergencies, such as providing lighting and maintaining comfort levels, these are secondary to the core objective of protecting life and ensuring safety. Emergency systems are specifically designed to prioritize life-sustaining and critical operations, making it imperative that they are available and fully functional when needed.

4. For electrodes up to 3/16 inch in diameter, the length of the arc should be kept to approximately:

- A. 1/8 inch**
- B. 1/4 inch**
- C. 1/2 inch**
- D. 3/8 inch**

The ideal arc length for electrodes up to 3/16 inch in diameter is approximately 1/4 inch. Maintaining the correct arc length is crucial for several reasons, including ensuring a stable arc and achieving proper penetration and bead shape during welding. An arc that is too short may result in poor fusion or burn-through, while one that is too long can lead to inconsistent welds and increased spatter. A length of 1/4 inch strikes a balance between these factors, enabling the welder to achieve optimal performance. This length allows for efficient heat transfer while minimizing the risk of defects in the weld. Therefore, understanding the significance of arc length in relation to electrode diameter helps welders perform more effectively and produce higher-quality welds.

5. What is the primary role of an energy audit in building maintenance?

- A. To evaluate the structural integrity of the building**
- B. To identify energy-saving opportunities**
- C. To monitor indoor air quality**
- D. To assess the electrical systems**

The primary role of an energy audit in building maintenance is to identify energy-saving opportunities. This process involves a comprehensive examination of a building's energy use, including evaluating how energy is consumed across various systems such as heating, cooling, lighting, and appliances. By pinpointing areas where energy is wasted or where more efficient practices could be implemented, the audit provides actionable insights that can lead to reduced energy costs and improved sustainability. Finding energy efficiencies not only helps in lowering utility costs but also contributes to a building's overall operational performance. This makes the energy audit a critical tool for property managers seeking both economic benefits and eco-friendly practices in building maintenance.

6. What is the primary purpose of general maintenance in building management?

- A. To enhance the aesthetic appeal of a property**
- B. To improve property value**
- C. To ensure the safety, functionality, and aesthetic appeal of a property**
- D. To minimize operational costs**

The primary purpose of general maintenance in building management is to ensure the safety, functionality, and aesthetic appeal of a property. This comprehensive focus encompasses several key aspects crucial for the effective operation of a building. Safety is paramount in maintenance practices; regular inspections and repairs help prevent accidents and hazards, ensuring a secure environment for all occupants. Functionality is equally important, as routine maintenance ensures that all systems—such as plumbing, electrical, heating, and cooling—operate efficiently. If these systems fail, it can lead to significant disruptions for tenants or occupants. Additionally, aesthetic appeal enhances the overall experience of building users and can positively influence how a property is perceived. While improving property value and managing operational costs are certainly important outcomes of good maintenance practices, the fundamental aim remains grounded in providing a safe, functional, and visually appealing environment. Therefore, option C encapsulates the holistic approach that effective general maintenance strives to achieve.

7. What is a common use for a gate valve in fluid systems?

- A. To control pressure**
- B. To adjust flow**
- C. To prevent backflow**
- D. To isolate sections of piping**

A gate valve is primarily used to isolate sections of piping in fluid systems. Its design allows for a straightforward on/off control without significant resistance to the flow when the valve is fully open. This is achieved through the gate mechanism that moves perpendicular to the flow direction, creating a clear passage when the valve is open. In scenarios where portions of a system need maintenance or if a specific section needs to be taken offline, the gate valve effectively provides a reliable means of isolation. This feature is crucial in managing fluid systems, as it ensures safe maintenance procedures are possible without affecting the entire system operation. While controlling pressure, adjusting flow, and preventing backflow are essential functions within fluid systems, they are typically managed by other types of valves such as pressure relief valves, globe valves, and check valves, respectively. Gate valves are not designed for throttling or to prevent backflow effectively, as their primary functionality is based on complete open or closed positions rather than flow regulation or backflow prevention.

8. Which of the following systems requires regular maintenance in commercial buildings?

- A. HVAC, plumbing, and electrical systems**
- B. Human resources and marketing departments**
- C. Landscaping and painting**
- D. Internet and communication systems**

Regular maintenance of HVAC, plumbing, and electrical systems is essential in commercial buildings for several reasons. These systems are crucial for the overall functionality, safety, and comfort of the building. HVAC systems, responsible for heating, ventilation, and air conditioning, need routine checks to ensure optimal performance, energy efficiency, and air quality. Neglecting maintenance can lead to costly repairs and diminished system lifespan. Plumbing systems, which include pipes, fixtures, and drainage, require regular inspections to prevent leaks, clogs, and water damage, which can have serious implications for both infrastructure and health. Electrical systems also demand ongoing maintenance to ensure they are safe and can handle the building's energy needs. Regular checks can help identify potential hazards such as overloaded circuits or wiring issues that can lead to serious safety problems. While landscaping, painting, and internet systems also require attention, they do not typically have the same critical impact on the building's day-to-day operations and safety as HVAC, plumbing, and electrical systems do.

9. 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.

10. Oxygen/acetylene systems are used for which of the following purposes?

- A. Welding only**
- B. Silver soldering copper and brass joints only**
- C. Cutting metal only**
- D. All of the above**

Oxygen/acetylene systems are versatile tools commonly utilized in various metalworking processes, which include welding, cutting, and soldering. The correct answer reflects the broad range of applications these systems can handle. In welding, oxygen and acetylene are used to reach high temperatures capable of melting metals, making it possible to fuse pieces together effectively. This gas mixture is particularly valuable in oxy-fuel welding, where the intense heat facilitates the creation of strong welds. Similarly, silver soldering copper and brass joints involves using oxygen/acetylene due to the system's ability to produce sufficient heat to melt the filler metal without necessarily melting the base metals. This method is crucial for joining dissimilar metals or making precise connections in plumbing and electrical work. Additionally, cutting metal is a critical function of the oxygen/acetylene system. The high flames produced by combining these gases can easily cut through various thicknesses of metal. This process is widely used in construction and manufacturing for both intricate and heavy-duty cutting tasks. Taken together, the versatility of the oxygen/acetylene system in welding, cutting, and soldering underscores why all these applications are included, making the comprehensive option the most accurate choice.

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!