

# 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 should you do if a maintenance request is not addressed promptly?**
  - A. Ignore the request until it escalates
  - B. Follow up with the maintenance supervisor or manager
  - C. Re-submit the request without further action
  - D. Resolve the issue independently
- 2. What should be done if an electrical issue is detected?**
  - A. Ignore it until the next scheduled maintenance
  - B. Immediately shut off power and contact a licensed electrician
  - C. Attempt to repair it yourself
  - D. Document the issue and wait for it to resolve
- 3. What does regular system servicing help reduce?**
  - A. Labor costs
  - B. Time spent on repairs
  - C. Risk of system failure
  - D. Complexity of maintenance tasks
- 4. What is the primary purpose of eye protection gear in welding?**
  - A. To prevent burns
  - B. To enhance vision
  - C. To protect from UV radiation
  - D. To maintain color perception
- 5. When selecting the correct packing for a service, which factor is of little consequence?**
  - A. Location of equipment upon which it will be installed
  - B. Operating temperature
  - C. Type of fluid being transported
  - D. Pressure rating
- 6. What maintenance action is necessary for roofing systems?**
  - A. Regular inspections and timely repairs of any damage
  - B. Complete roof replacements every five years
  - C. Only inspections when leaks are reported
  - D. Painting the roof to prevent weather damage

- 7. What is the primary purpose of a plumbing trap?**
- A. To increase water pressure
  - B. To act as a seal and prevent odors and gases from escaping
  - C. To filter contaminants
  - D. To manage water flow
- 8. What is the standard grade, pitch, fall, or slope of a horizontal drainage system that should not exceed?**
- A. 1/8" per foot
  - B. 1/4" per foot
  - C. 1/2" per foot
  - D. 3/4" per foot
- 9. What does the acronym OSHA stand for in safety regulations?**
- A. Occupational Safety and Health Administration
  - B. Office of Safety and Health Allocation
  - C. Occupational Standards for Hazard Assessment
  - D. Office of Safety and Hazard Awareness
- 10. What is the main purpose of inspecting hoses on torches?**
- A. To ensure they are visually appealing
  - B. To prevent potential leaks
  - C. To verify they are the correct length
  - D. To check for proper insulation

## **Answers**

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

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## **Explanations**

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## 1. What should you do if a maintenance request is not addressed promptly?

- A. Ignore the request until it escalates
- B. Follow up with the maintenance supervisor or manager**
- C. Re-submit the request without further action
- D. Resolve the issue independently

*Following up with the maintenance supervisor or manager is the most effective approach when a maintenance request is not addressed promptly. This action ensures that the request is brought to the attention of someone who has the authority and resources to prioritize and resolve it. Communication is key in a maintenance environment; by reaching out, you can clarify the status of the request, express the urgency if needed, and facilitate a resolution. Ignoring the request or allowing it to escalate does not contribute to problem-solving and can lead to bigger issues down the line, including safety hazards or increased costs. Simply resubmitting the request without additional follow-up may not promote urgency or accountability regarding the initial request. On the other hand, attempting to resolve the issue independently can lead to complications, especially if the individual lacks the proper training or authorization for repairs, potentially resulting in further problems or safety issues. Thus, effective communication with a supervisor is the best course of action to ensure maintenance needs are met in a timely manner.*

## 2. What should be done if an electrical issue is detected?

- A. Ignore it until the next scheduled maintenance
- B. Immediately shut off power and contact a licensed electrician**
- C. Attempt to repair it yourself
- D. Document the issue and wait for it to resolve

*When an electrical issue is detected, the safest and most responsible course of action is to immediately shut off power and contact a licensed electrician. This is important because electrical problems can pose significant safety hazards, including risks of fire, electric shock, or further damage to electrical systems if not addressed promptly and correctly. Licensed electricians possess the training, knowledge, and tools necessary to properly diagnose and repair electrical issues while adhering to local codes and safety standards. Shutting off the power minimizes the risk of injury or further complications while waiting for a professional to arrive. It is essential to prioritize safety in situations involving electricity, where a lack of expertise can lead to dangerous consequences.*

## 3. What does regular system servicing help reduce?

- A. Labor costs
- B. Time spent on repairs
- C. Risk of system failure**
- D. Complexity of maintenance tasks

*Regular system servicing plays a crucial role in reducing the risk of system failure. This proactive approach ensures that all components are functioning optimally and helps identify and address any potential issues before they escalate into significant problems. By routinely checking and maintaining systems, you can catch early signs of wear and tear, misalignment, or other malfunctioning parts, which decreases the likelihood of unexpected breakdowns. Addressing issues before they lead to system failures not only enhances the reliability of the equipment but also extends its lifespan, ultimately ensuring smooth operations and reducing downtime. This contributes to overall operational efficiency and can lead to better performance of the system in the long run. Regular servicing effectively creates a healthier system environment, thereby minimizing the chances of failures that could disrupt service or require extensive and costly repairs in the future.*

#### 4. What is the primary purpose of eye protection gear in welding?

- A. To prevent burns
- B. To enhance vision
- C. To protect from UV radiation**
- D. To maintain color perception

*The primary purpose of eye protection gear in welding is to protect from UV radiation. During the welding process, intense ultraviolet (UV) light is emitted, which can cause serious eye damage, such as "welder's flash" or photokeratitis. This condition is akin to having a sunburned cornea and can result in temporary blindness and significant pain. Eye protection gear, such as welding goggles or masks with appropriate filters, is specifically designed to block harmful UV rays, thereby safeguarding the welder's eyes from potential injury while allowing enough visibility to perform the work effectively. While other options address important aspects of eye safety, they do not encapsulate the primary risk that welding poses to the eyes. Burns can occur from hot metal or sparks, but the acute danger from UV exposure is a more specific and critical concern, making it a top priority in eye safety during welding operations.*

#### 5. When selecting the correct packing for a service, which factor is of little consequence?

- A. Location of equipment upon which it will be installed**
- B. Operating temperature
- C. Type of fluid being transported
- D. Pressure rating

*In the context of selecting the correct packing for a service, the location of the equipment upon which it will be installed is often of little consequence compared to other factors. This is because the primary purpose of packing is to create a seal that prevents leakage of the fluid being contained. Factors like operating temperature, type of fluid, and pressure rating are critical to ensuring the packing material can withstand the conditions it will face. For example, operating temperature can affect the material properties of the packing, influencing its ability to perform effectively without degrading. Similarly, the type of fluid—whether it's corrosive, abrasive, or viscous—determines the compatibility of the packing material, as certain materials may react negatively with specific fluids. The pressure rating is essential because it informs the packing's ability to maintain integrity under varying pressures, ensuring that the system remains sealed. In contrast, while the location of the equipment may help guide installation practices or accessibility, it typically does not impact the functional performance of the packing material itself. Therefore, it is less significant compared to the other factors in determining the suitability of packing for a specific application.*

## 6. What maintenance action is necessary for roofing systems?

- A. Regular inspections and timely repairs of any damage
- B. Complete roof replacements every five years
- C. Only inspections when leaks are reported
- D. Painting the roof to prevent weather damage

*The necessity of regular inspections and timely repairs for roofing systems is crucial for maintaining their integrity and function. Roofs endure various weather conditions and environmental factors that can lead to wear and tear over time. By conducting regular inspections, maintenance personnel can identify potential issues before they escalate into larger problems, such as leaks or structural damage. Timely repairs are essential because even minor damage, if left unaddressed, can result in significant deterioration, leading to costly repairs or even the need for a complete roof replacement. Regular maintenance helps ensure that roofing systems remain effective in protecting buildings from the elements, thereby extending their lifespan and maintaining the overall value of the property. In contrast, the other options suggest approaches that lack effectiveness or practicality in roof maintenance. For instance, complete roof replacements every five years is not a viable strategy as most roofs can last significantly longer with proper care, making this both economically and environmentally unsound. Limiting inspections to only when leaks are reported can lead to extensive damage that could have been prevented with proactive maintenance. Lastly, painting the roof may offer some aesthetic benefits or minor protection, but it is not a substitute for a thorough inspection and repair regimen, as it doesn't address the underlying structural issues that could arise over time.*

## 7. What is the primary purpose of a plumbing trap?

- A. To increase water pressure
- B. To act as a seal and prevent odors and gases from escaping
- C. To filter contaminants
- D. To manage water flow

*The primary purpose of a plumbing trap is to act as a seal that prevents odors and gases from escaping into the living spaces of a building. Plumbing traps are designed to hold a small amount of water, which creates a barrier between the sewer system and the interior of the building. This water seal effectively blocks the entry of harmful sewer gases, ensuring that they cannot permeate the air in bathrooms, kitchens, and other areas where plumbing fixtures are located. While plumbing systems do involve elements related to water pressure, management of water flow, and sometimes filtering contaminants, these are not the primary functions of a trap. The unique design of traps, such as U-shape or P-shape configurations, facilitates this crucial sealing role, demonstrating the significance of the trap in maintaining indoor air quality and preventing noxious smells from invading the household.*

**8. What is the standard grade, pitch, fall, or slope of a horizontal drainage system that should not exceed?**

- A. 1/8" per foot
- B. 1/4" per foot**
- C. 1/2" per foot
- D. 3/4" per foot

*The appropriate standard grade, pitch, fall, or slope for a horizontal drainage system is typically established to ensure effective drainage and prevent issues such as blockages or insufficient flow. A slope of 1/4 inch per foot is generally favored in plumbing codes and practices, as it allows for optimal drainage while minimizing the risk of trapping solids that could lead to clogs. This standard ensures that wastewater flows smoothly without stagnant areas, promoting proper function of the drainage system. A slope that is too shallow, such as 1/8 inch per foot, may not provide sufficient gravity to move water effectively. Conversely, while a slope of 1/2 inch per foot or steeper like 3/4 inch per foot could enhance flow, it risks causing excessive speed, potentially leading to scouring of the pipes or increased wear over time. Thus, 1/4 inch per foot strikes a balance between effective drainage and system durability.*

**9. What does the acronym OSHA stand for in safety regulations?**

- A. Occupational Safety and Health Administration**
- B. Office of Safety and Health Allocation
- C. Occupational Standards for Hazard Assessment
- D. Office of Safety and Hazard Awareness

*The acronym OSHA stands for Occupational Safety and Health Administration, which is the correct answer. OSHA is a government agency in the United States responsible for ensuring safe and healthful working conditions for workers by setting and enforcing standards, providing training, outreach, education, and assistance. Established under the Occupational Safety and Health Act of 1970, OSHA's primary goal is to prevent job-related injuries, illnesses, and fatalities by regulating workplace safety and health conditions across various industries. The other options do not accurately reflect the correct name or mission of the agency. For example, "Office of Safety and Health Allocation" and "Occupational Standards for Hazard Assessment" do not exist as official entities related to workplace safety and health, nor do they encompass the comprehensive role that OSHA plays. Similarly, "Office of Safety and Hazard Awareness" does not capture the enforcement and regulatory aspects integral to OSHA's function. Understanding the core mission of OSHA is crucial for comprehending workplace safety protocols and regulations.*

**10. What is the main purpose of inspecting hoses on torches?**

- A. To ensure they are visually appealing
- B. To prevent potential leaks**
- C. To verify they are the correct length
- D. To check for proper insulation

*The primary purpose of inspecting hoses on torches is to prevent potential leaks. This is crucial because hoses convey gases or liquids that may be flammable, toxic, or hazardous. Any leaks can pose significant safety risks, including the potential for fire hazards or exposure to dangerous materials. Regular inspections help identify wear, cracks, or other damage that could lead to leaks, ensuring the equipment operates safely and efficiently. In contrast, while visual appeal, hose length, and proper insulation might be aspects to consider in equipment maintenance, they do not directly address the critical issue of safety related to gas or liquid containment. Therefore, ensuring that hoses are leak-free takes precedence in the inspection process.*

## 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](mailto: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!

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