

ARE<sup>®</sup> LIVE

## Construction Documents and Services

with Mike Newman

## CD&S - MOCK EXAM QUESTIONS

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1. Which of the following is the most accurate description of the professional **standard of care** for an architect?
  - a. The level of skill and care that the average, typical person would employ under similar circumstances.
  - ☒ b. The level of skill and care that the average, typical architect, similarly situated, would employ.
  - ☐ c. The level of skill and care that the leading professional in the appropriate specialty would employ.
  - d. The professional standard of care is fact-specific and cannot be described except in a specific factual context.

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2. During the construction phase of a project utilizing AIA contract documents, an architect ordinarily:

- a. Reviews and approves pay requests.
- b. Approves the construction means, methods and procedures.
- c. Periodically inspects and supervises the construction.
- d. Coordinates the subcontractors.

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3. Which of the following is the best description of a **mechanic's lien**?
- a. A lawsuit to collect money for construction work performed to improve a property.
  - b. An ownership interest in a piece of property to the extent of construction work performed to improve it.**
  - c. The right to foreclose on a defaulted mortgage.
  - d. A warranty issued directly to an owner by a vendor of mechanical equipment.



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4. Standpipes are?

- I Useful in emergencies
- II Located near stairs
- III Wet or dry
- IV Always charged by the fire department
- V Always dry

**a. I, II, III**

b. III, V

c. I, II, V

d. I, II, IV, V

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5. Under the A201 General Condition, which one of the following is not one of the architect's duties during construction?
- a. Reviewing samples and other submittals from the contractor.
  - b. Responding to contractor questions regarding the design.
  - c. Adjudicating disputes between the owner and contractor.
  - d. Making site visits to ensure that the construction is proceeding in accordance with the contract documents.

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6. In a typical construction project, who are the proper parties to sign the A201 General Conditions?
- a. The owner, the contractor and the architect.
  - b. The owner and the contractor only.
  - c. The contractor and each subcontractor.
  - d. No one signs the A201 General Conditions.**

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7. A property survey contains an error that the architect does not discover, thereby causing the architect to design a building that extends beyond the property lines. Under the A201 General Conditions, who is responsible for the cost of the corrective measures?
- a. The contractor.
  - b. The owner.**
  - c. The architect.
  - d. The neighbor into whose property the building extends.

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8. A construction worker is hurt in an unshored trench on a construction site in which all of the companies are working under AIA form contracts. Which of the following is true?
- a.** The worker may sue the architect, and who wins will depend on the architect's actions at the jobsite.
  - b. The worker cannot sue the architect successfully because there is no contract between them.
  - c. The primary defendant in the worker's lawsuit is usually the worker's employer, who has primary responsibility for its workers' safety.
  - d. The claim must be resolved in arbitration (or mediation) rather than litigation in court because the AIA form contracts contain mandatory arbitration (and mediation) provisions.

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9. Construction Drawings are typically inclusive of?

I Full performance specifications

II Details fully showing all pertinent information shown in one place, but referenced in multiple sheets

III Shop Drawings bound in after structural, but before MPE drawings

IV Demo and Landscaping Drawings prior to Architectural

V Schematic Building Sections with references and notes

a. I, II, IV

b. III, V

c. I, II, V

d. II, IV, V

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**10.** Which of the following is not a part of a zoning analysis for a property?

- a.** Use
- b.** FAR
- c.** Easements
- d.** Building Heights

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11. During a walkthrough of the construction site of an adaptive re-use structure, you notice the 9" square floor tiles that have asbestos in them, you therefore...?
- a. Suggest encapsulation
  - b. Get the GC to remove the material asap before someone gets hurt
  - c. Tell the sub-contractor in that area to stop work
  - d. Tell the owner that there might be an issue with asbestos



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**12.** Which one of the following kinds of insurance pays for damage to the work under construction regardless of whether or not the insured party was negligent?

- a.** Builder's Risk Insurance.
- b. Professional Liability Insurance.
- c. General Liability Insurance.
- d. None of the above.