

**B. A. (FACILITY AND SERVICES
MANAGEMENT) (BAFSM)**

Term-End Examination

June, 2024

**BFO-004 : BUILDING SERVICES AND
MAINTENANCE—II**

Time : 3 Hours

Maximum Marks : 100

Note : (i) Answer any **five** questions in about **600** words each.

(ii) All questions carry equal marks.

1. What is an elevator ? Make a list of major components of an elevator and explain the functions of driving motor and counter weight. 20
2. Define ventilation. Explain natural and artificial ventilation. 20
3. What do you mean by the term 'maintenance' ? Explain contractual maintenance. 20
4. Briefly explain the scheduling procedure of breakdown maintenance. 20

[2]

5. Write short notes on following : $4 \times 5 = 20$
- (a) Advantages of Standardization
 - (b) Plaster Cracks
 - (c) Traffic handling Ability of Escalator
 - (d) Refrigerant
6. What are the different models of replacement of machines ? Explain Replacement policy for items when money value changes with time. 20
7. What are the causes of defects in materials ? Briefly explain defects in concrete. 20
8. What do you mean by prevention of dampness in a building ? How dampness can be prevented in planning and construction stage of the building. 20
9. What do you mean by the term 'Total Productive Maintenance' ? Briefly explain eight pillars of Total Productive Maintenance. 20
10. Write short notes on any *two* of the following : $2 \times 10 = 20$
- (a) Defects in Bath Fittings
 - (b) Causes of Cracks in Structure
 - (c) Preventive Maintenance Techniques for Brick Masonry

BFO-004