

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

Term-End Examination

December, 2023

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

Time : 3 Hours

Maximum Marks : 100

Note : Answer any *five* questions in about **600** words each. All questions carry equal marks.

1. What is Escalator ? Explain the function and traffic handling ability of escalator. 20
2. Define refrigeration. Explain vapor compression refrigeration system in detail. 20
3. What do you mean by the term 'maintenance' ? Explain reliability centered maintenance. 20
4. Briefly explain the scheduling procedure of preventive maintenance. 20
5. Write short notes on the following : 4×5=20
 - (a) Barriers to Standardization
 - (b) Pre-cast Concrete Steps
 - (c) Safety Devices in Elevator
 - (d) Ventilation

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6. What are the different models of replacement of machines ? Explain group replacement policy. 20
7. Briefly explain the micro and macro-structure of wood with suitable illustration. 20
8. What are the causes of defects in brick masonry work ? Classify defects and explain each type of defects in brick masonry work. 20
9. What do you mean by the term 'Total Productive Maintenance' ? What are the barriers in implementation of Total Productive Maintenance ? 20
10. Write short notes on any *two* of the following : 2×10=20
- (a) Defects in Plumbing Lines
 - (b) Repairing Materials for Cracks
 - (c) New Materials for Strengthening the Masonry Walls

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