

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

Term-End Examination

December, 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 are the various components of elevators ?
Explain the functions of safety devices used in
elevators. 20

2. What are the various sources of defects in a
building ? Explain each with suitable examples.
20

3. What are the causes of cracks in a building ?
Explain each with suitable examples. 20

4. Define ventilation. Briefly explain natural system of ventilation. 20
5. What are the various qualities of good refrigerants ? Describe criterion for selection of refrigerant. 20
6. What is 'Failure-based Maintenance' ? Explain in detail. 20
7. What do you mean by condition-based maintenance ? Describe the procedure for implementation of condition-based maintenance. 20
8. Define failure with respect to machines and equipment. What are the different types of failure based on modes of failure ? Explain each with example. 20
9. Briefly explain the following : 2×10=20
 - (a) Preservation of Timber
 - (b) Manufacturing defects in Steel
10. Write a note on 'Defects in Bath Fittings'. 20

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