

**B. A. IN FACILITY AND SERVICES
MANAGEMENT (BAFSM)
Term-End Examination
December, 2025**

**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 moving stairs ? Briefly describe the functions of escalator. 20
2. What do you mean by ventilation ? Describe the various types of ventilation. 20
3. Define Maintenance. Explain the objectives of maintenance. 20
4. Write short notes on any *four* of the following : 4×5=20
 - (a) Selection of elevator

- (b) Comfort Air-conditioning
 - (c) Breakdown Maintenance
 - (d) Air Quality
 - (e) Efflorescence in Walls
5. What do you mean by Codification ? List the advantages of codification. 20
 6. What are the various types of Kaizen ? Briefly explain each. 20
 7. What are the drawbacks of using timber in a building ? 20
 8. Define defects. Briefly explain the various types of manufacturing defects in sanitary fittings. 20
 9. What is deterioration ? Briefly describe cracking, scaling, spalling and delamination. 20
 10. Briefly explain the preventive measures to be taken during planning and design stage to prevent dampness in building. 20

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