

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

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

*Time : 3 Hours*

*Maximum Marks : 100*

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

(ii) All questions carry equal marks.

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1. What is an 'Escalator' ? Explain in detail. 20
2. What are the causes of dampness in a building ? How can dampness be prevented ?  
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3. What are the various causes of defects in flooring ? Briefly describe each. 20

4. List the various tools used in repairing sanitary fitting and briefly describe about care of these tools. 20
5. Define ventilation. Briefly explain artificial system of ventilation. 20
6. Briefly explain the vapor compression refrigeration cycle. 20
7. What do you mean by 'maintenance scheduling' ? Explain the importance of maintenance scheduling. 20
8. What is Total Productive Maintenance ? Briefly describe about the eight pillars of Total Productive Maintenance. 20
9. Briefly explain the following : 2×10=20
  - (a) Defects in Timber
  - (b) Corrosion of Steel
10. Write a note on 'Defects in Sanitary Fittings'. 20

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