

M.E. First Semester (Civil Engg. (Construction Engg. & Managt.)) (CGS)

13066 : Elective : Building Repair & Maintenance Management: 1 CM 05

P. Pages : 2

AU - 3347

Time : Three Hours



Max. Marks : 80

- Notes :
1. Answer **three** question from Section A and **three** question from Section B.
 2. Due credit will be given to neatness and adequate dimensions.
 3. Assume suitable data wherever necessary.
 4. Illustrate your answer necessary with the help of neat sketches.
 5. Use of pen Blue/Black ink/refill only for writing the answer book.

SECTION – A

1. a) Explain principle, terminology and criteria of repair. 7
b) Explain property inspection report and maintenance budget estimates. 7

OR

2. a) Explain agencies causing deterioration. 7
b) Explain principles of maintenance management and quality assurance. 7
3. a) Explain systematic approach of investigation of defects in buildings. 6
b) Explain retrospective analysis. 7

OR

4. a) Explain symptoms for various defects in concrete elements. 6
b) Explain how diagnosis of problems is made in non- destructive tests. 7
5. a) Explain characteristics and properties of repair materials. 6
b) Explain damp proofing of roof and wet areas. 7

OR

6. a) Explain special precautions considerations in joint maintenance. 6
b) Explain the properties of Guniting and Acrylic resin mortar. 7

SECTION – B

7. a) Explain briefly structural audit. 7
b) Explain modern repair materials and techniques. 7

OR

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|----|----|---|---|
| 8. | a) | Explain common methods of crack repair. | 7 |
| | b) | Explain prevention of corrosion and its repair. | 7 |
| 9. | a) | Explain repair of raft slab foundation. | 6 |
| | b) | Explain Defects in door and windows. | 7 |

OR

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|-----|----|---|---|
| 10. | a) | Describe repair and maintenance of Basement and DPC. | 6 |
| | b) | Explain cleaning and repair of aluminium elements and glass. | 7 |
| 11. | a) | Explain sealing of joints and safety precautions in joint sealants. | 6 |
| | b) | Explain maintenance of pipes, taps, traps, WC Cisterns. | 7 |

OR

- | | | | |
|-----|----|---|---|
| 12. | a) | Describe the common problems of overhead and underground tanks. | 6 |
| | b) | Explain strengthening techniques using supplementary members. | 7 |

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