

Department of Quantity Surveying
School of Environmental Technology
Federal University of Technology Minna

Academic Session: 2018/2019

Semester: 2nd Examination

Course: Construction Maintenance Technology

Course Code: QTS 326 **Credit Units:** 2

Time Allowed: 2 hours

Instructions: Answer Question 1 and **ANY other 2** Questions

Question 1:

- i. Describe 5 defects you observed during your condition survey exercise and their locations within the building? (5marks)
- ii. Itemise 10 tools/equipment you used during the exercise referred to in (i) with a brief explanation of how you used them? (5marks)
- iii. Outline the content of your report (5marks)
- iv. What is schedule of dilapidation? What are its likely uses? (5marks)

Question 2:

With the aid of a diagram, explain the "Bathtub Curve" in the context of maintenance technology (20marks)

Question 3:

- i. Mention and discuss the maintenance strategies you know (4marks)
- ii. Outline and describe fully the four maintenance programmes (16marks)

Question 4:

- i. What do you understand by the term " Sick Building Syndrome" (3marks)
- ii. Discuss the causes of Sick Building Syndrome (12marks)
- iii. Suggest five (5) remedies for Sick Building Syndrome as a building maintenance expert (5marks)

Question 5:

- i. Why is budget preparation and control important in maintenance management? (5marks)
- ii. What major factors must be considered during maintenance budgeting? and why? (5marks)
- iii. Outline the content of a typical maintenance budget (10marks)