



**UTHM**

Universiti Tun Hussein Onn Malaysia

**UNIVERSITI TUN HUSSEIN ONN MALAYSIA**

**FINAL EXAMINATION  
SEMESTER II  
SESSION 2022/2023**

- COURSE NAME : BUILDING SERVICES AUDIT &  
INSPECTION
- COURSE CODE : BNB 41203
- PROGRAMME CODE : BNB
- EXAMINATION DATE : JULY / AUGUST 2023
- DURATION : 2 HOURS 30 MINUTES
- INSTRUCTION : 1. ANSWER **ALL** QUESTIONS.  
2. THIS FINAL EXAMINATION IS  
CONDUCTED VIA **CLOSED BOOK**.  
3. STUDENTS ARE **PROHIBITED** TO  
CONSULT THEIR OWN MATERIAL OR  
ANY EXTERNAL RESOURCES DURING  
THE EXAMINATION CONDUCTED VIA  
CLOSED BOOK.

**TERBUKA**

THIS QUESTION PAPER CONSISTS OF **TWO (2)** PAGES

- Q1** (a) Discuss **FIVE (5)** key elements that a building inspector would look for during the inspection of mechanical services of a newly constructed high-rise building.  
(10 marks)
- (b) Outline **THREE (3)** common signs and symptoms that indicate air conditioning problems. For each answer, state how to troubleshoot and diagnose those issues.  
(15 marks)
- Q2** (a) As a building services engineering technologist, propose **FIVE (5)** steps you would take to ensure that the low voltage and high voltage electrical services are safe and comply with relevant regulations and standards?  
(10 marks)
- (b) Significantly, recommend **FIVE (5)** potential digital tools that could be used in the building inspection field in a fully digitalized era in 2030?  
(15 marks)
- Q3** (a) With appropriate examples, show how a higher learning institution can balance the need for regular preventative maintenance with minimal potential disruption to academic and research activities.  
(10 marks)
- (b) Old buildings may have deteriorated over time and could pose a safety risk to occupants or passers-by. Indicate **FIVE (5)** main reasons why inspection of old buildings is a must.  
(15 marks)
- Q4** (a) Identify **FOUR (4)** common maintenance issues that shopping malls face and how can these be prevented through planned preventive maintenance?  
(10 marks)
- (b) Justify **THREE (3)** long-term strategies that can be implemented to minimize the potential disruptions while still ensuring the long-term sustainability of the museums and galleries physical assets.  
(15 marks)

-END OF QUESTIONS-