



Garage Door Maintenance Tips

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Inspection of the garage door

When doing maintenance, you have to check all the components of the door meticulously. Check the door opener, cables, tracks, panels, electrical wire, rollers, and bearings. Look for rust formation on metal parts and any sign of worn out parts. Use a carpenter's scale to properly align tracks if it is misaligned. An electrical tape is ideal to seal up wires torn by rodents.

2

Lubrication of moving parts

It is necessary to lube the garage door at least once every three or four months because it needs a friction-free surface to operate smoothly. The right kind of lubricant must be used as recommended by the manufacturer. Never use WD-40 grade oil because it attracts dirt or dust that may cause damage to the different moving parts of the garage door.

3

Garage door rollers and tracks

Rollers get stuck if they are not properly maintained. Make sure that you clean it thoroughly. To do this, you must use some kerosene and a hard-bristle brush. Use a cloth to remove the excess kerosene. Check the part on the track that is hard to reach and clean those as well. Hardened dirt will attract more dirt and the door will eventually malfunction.

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Panel maintenance

If your garage door panels are made of lightweight aluminum or any flimsy material, it is common to have dents or other physical damages. If simple dents are present, get a small hammer and a large piece

of cotton cloth. Get someone to assist you, and place the folded cloth on the surface of the dent and hardboard on the other side. Use the hammer lightly to remove the dent.

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Rust removal

Rust is caused due to accumulation of dirt and dust and exposure to water. You can remove rust by washing the garage door with a mild household detergent. If rust formation is extreme, use sandpaper first on the affected surface and then wash it. Once dry, apply a zinc-rich primer and then a latex paint of your choice of color to make it look like new.

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Ventilation and insulation maintenance

It is important to keep the garage well-ventilated, so get an exhaust fan installed and clean it regularly. For insulating the door, you can add polystyrene foam to the door panels. The bottom of the door usually has fiber or a weather strip. Check to see if it is still in good condition and get it replaced if it is already worn out.

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Maintenance to prevent noise

If the garage door makes an irritating noise, it is a sign that the door needs to be inspected and maintained. Clean the door and its surroundings. Apply the right lubricant to the door parts to prevent noise. Use a socket wrench or an adjustable wrench to tighten the nuts but do not overdo it, as it will affect the working mechanism.

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Garage door opener maintenance

For preventive maintenance, check the reversing mechanism of the garage door by placing something underneath the door and then push the close button. If it reverses when it detects the obstruction, then it is working properly. Clean and lubricate the opener regularly and make adjustments when the season changes. Garage doors need more force to open during the winter in comparison to summer.

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Realigning garage door sensors

If sensors are not working, the most common reason is that they are not aligned with each other. To align it, you just have to gently push the sensor to the right position so that they directly face one another. The sensor light blinks if they are not aligned correctly, so if the light is already solid it indicates that the alignment is just right.

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Installing weather seals

Weather seals do not last long, so you have to check the garage door seals often in order to know if it needs replacement. To install new ones, cut the weather seals by measuring the right length of the garage door. Use Liquid Nails to fix it tightly. Put a screw or nail so that it will be secured properly.

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Resetting garage door openers

Shut off the power or unplug the opener and wait for 10 seconds before turning it on again. Press the down arrow button until the door is closed completely. Press the "set" button, and then press the arrow up button until it is six inches near the opener. Once it is in that position, press the set button again. Reset it regularly to make sure that the opener lasts long.

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Wooden garage door maintenance

Maintenance of a wooden garage door is easily done by just following the recommendations of the manufacturer. The interior and exterior must be painted at least once every two years. Use a high-quality paint that is specially designed for wooden surfaces and apply the right coating to make it last longer. Clean the door regularly as well.

Garage Door Repair Bainbridge Island

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