

Garage Door Health & Safety Checklist



Your garage door is something you likely use every single day - but how often do you really think about it? Probably never, unless of course, something goes wrong. The garage entrance is the single largest entryway into your home, however if not properly maintained could potentially compromise the door's safety and efficiency.

The garage door is like many things in the home, wherein we don't pay much attention until something goes wrong. Having the garage door come off the tracks and crash onto the hood of your car might draw new attention to hidden issues or costly repairs. Much like the upkeep of your automobile, it's imperative that you put time aside (at least once a year) to inspect the safety and reliability of your garage door and garage door opener.

With over 30 years of know how in supplying professional dealers and distributors in the garage door industry, beamUP helps you gain peace of mind and confidence in performing your own safety inspections.

Use the following Checklist to efficiently inspect your garage doors and garage door opener.



Garage Door Health & Safety Checklist

▶ Follow this 3-step plan for cleaning, inspecting, and lubing your garage door unit for best performance, safety and durability.

Step 1

INSPECT & CLEAN

One of the best ways to keep your garage door sparkling and functional is by giving it a regular cleaning. This is an often overlooked aspect of upkeep, but it takes just minutes. Taking the time to carefully rid your garage door of dirt and debris will help it last longer and allow you the opportunity to inspect all the working parts to make sure they're in functioning order.

WOOD DOOR INSPECTION

Wood garage doors need a slightly different maintenance approach than metal doors. As a plus, an old or damaged wood door can be brought magically back to life with some TLC. For instance, you can scrape off flaked paint and give a wood garage door a new color that breathes new life into your property. Rotten wood needs to be replaced, and the door should be glossed with a new coat of stain every couple of years.

Step 2

CHECK SPRINGS

Springs are dangerous, both when they break and when DIY maintenance is involved. While a professional should be called in to replace torsion springs (or anything on your garage door marked red for that matter) you can make it part of your maintenance checklist to inspect them. Check both springs to look for signs of wear, fragility, or rust. Just lubing them up can extend spring life and rollers. Springs will wear out, but proper maintenance lengthens their use.

CHECK THE TRACK

The track is the 'road' for your garage door. Making sure it's intact is an important part of garage door maintenance. Make sure there's no debris impeding the path of the rollers and that the track isn't cracking or defective in some way. Check rollers if they are loose, cracked or missing.

INSPECT BOLTS, HINGES, CABLES

The bolts, hinges, and cables of your garage door should also be checked for any impeding defects. A bolt simply breaking off is rare, but it happens. Cables can lose tension and hinges can come unscrewed, so give it all a good detailed visual inspection.

TEST DOOR BALANCE

Testing the evenness or balance of your garage door is also a good way of examining if other areas of the garage door unit are starting to fail. Follow a few basic Test to ensure proper balance and in good working condition:

Garage Door Health & Safety Checklist

- A.) Check for loose hinges, damaged rollers, frayed cables and damaged or broken springs.
- B.) Raise and lower the door to check if there is any sticking or binding.
- C.) Opening and closing the door by hand to see if it opens smoothly and naturally. After pulling the red emergency cord, lift the door approximately halfway and then release the door. The garage door should stay at that point under proper tension. **Note: If you let go of the door and it falls back to the ground, we strongly suggested that you call a qualified garage door service technician.**

Step 3

LUBRICATE COMPONENTS

Lubricating the rollers or springs may help with the opening and closing transition. The importance of regular lubrication of your garage door components can't be stressed enough. Use a non-silicon based lubricant like motor oil on metal parts, but be sure that nylon rollers or the door track don't come into contact with lubricant. For nylon rollers, simply lubricate the bearings. For the garage door track, use brake cleaner and a clean cloth.

► Easy and Efficient 12-Step Health Checklist

Maintaining your garage door may seem like a tedious task, but it can and will extend the life and appearance of your entire unit. A garage door and its parts left to rust, oxidize, and fill with debris can have adverse consequences that greatly affect the safety of you, your family and your possessions. Take just 20 minutes out of your day to complete this simple, 12-step garage door safety inspection Checklist:

1. Check That The Photo Eye Sensors Are Properly Installed

The photo eye sensors are located on either side of the garage door. They should be mounted no higher than 6 inches off the ground. Verify that both of these sensors are at the right height and are securely attached to the wall.

2. Check That The Photo Eye Sensors Are Properly Functioning

Now, test the functionality of the photo eye sensors.

Place an object that is over 6 inches tall at the edge of the garage door so that it blocks at least one of the sensors. Using the garage door opener, press the button to close the garage door. If the photo eye sensors are functioning correctly, the garage door should not close.

Garage Door Health & Safety Checklist

3. Conduct a Garage Door Safety-Reverse Test

Your garage door's mechanical reverse feature should be functioning properly to ensure safety.

Place an object that is at least 1.5 inches high at the edge of the garage door. (For example, you can use a plank of wood.) Using the garage door opener, press the button to close the garage door. The door should begin to close, but then reverse and start opening again once it touches the obstructing object.

4. Test The Garage Door's Balance

First, switch the garage door opener into manual mode. Then, open and close the garage door. The door should move on the tracks smoothly. Next, open the garage door again, but this time let go of it halfway. If functioning correctly, the door should stop itself and hang in the middle instead of falling all the way to the ground.

(Please note that the balance is one of the hardest parts of the garage door to maintain and that it can be dangerous to adjust it yourself. It is extremely recommended that you contact an expert.)

5. Check The Condition Of The Springs

A garage door has one of two types of springs: torsion springs or extension springs.

Torsion springs are located above the garage door when it is closed (parallel to its top). Extension springs are located above the upper tracks on both sides of the garage door.

To check the condition of the springs, keep the door closed and visually assess the springs for any damage. If you hear any squeaking, lubricate the springs. **If the squeaking persists, this could be indicative of a more serious problem and you will need an expert's evaluation.**

6. Check The Condition Of The Pulleys

Visually assess the garage door's pulleys for any signs of wear and tear.

Please note that the pulleys (like all other parts of the garage door opener that are attached to the springs) are under very high tension. **As a result, it is very dangerous to attempt to service them without an expert's help.**

7. Check The Condition Of The Lifting Cables

Visually inspect your garage door opener's lifting cables. Look out for any broken or fraying strands. Pay special attention to the parts of the cable near the bottom of the roller bracket. These parts of the cable usually deteriorate more quickly as they are more likely to be exposed to moisture.

Again, please note that it can be very dangerous to attempt to replace your garage door's cables yourself. Always refer to an expert's evaluation.

Garage Door Health & Safety Checklist

- 8. Check The Condition Of The Rollers**

Inspect the rollers on your garage door for any signs of wear and tear. Generally, there are two types of rollers, and they typically show signs of deterioration differently. Nylon rollers typically tend to crack and chip. Fortunately, this kind of damage is easy to spot. Steel rollers, on the other hand, tend to slowly become bent out of shape. You must look closely to spot this kind of wear.
- 9. Check The Condition Of The Garage Door's Top And Bottom Fixtures**

Inspect the brackets at the top and bottom of your garage door for any loose screws. Because your garage door is always moving, these parts can easily become loosened. (Don't forget to check the screws on the rollers' brackets, as well.)

(Caution: do not loosen the screws in the bottom brackets of your garage door. These brackets are connected to the springs and are under very high tension.)
- 10. Check The Condition Of The Hinges**

Visually check the hinges on your garage door for any signs of damage. Ensure that all hinges are firmly attached and anchored - you do not want to allow any part of the hinge to become loose. Remember, it is important not to tamper with the hinges on your garage door as it can be extremely dangerous. **If you believe that your hinges need to be replaced, we recommend you contact a professional and reputable garage door service company for help.**
- 11. Check The Condition Of The Bottom Rubber**

The long strip of rubber on the bottom of your garage door is meant to seal away any water, dirt, insects, etc. Check that this bottom rubber has not become brittle or worn out over time. If the bottom rubber does need to be replaced, this is a relatively simple project that you can tackle yourself.
- 12. Check The Condition Of The Perimeter Weather Seal**

Wind, rain, dirt, and the like can get into your garage through the top and sides of your garage door. For this reason, most garage doors will have a protective perimeter weather seal. As with the bottom rubber, visually inspect your garage door's perimeter weather seal to see if it has become worn away or ripped. Replace as needed.

Always remember, a garage door is the largest and heaviest moving object of a home, and it's incredibly important that it functions safely, reliably and efficiently.
