Garage Door Maintenance

The garage door is the biggest functioning piece of equipment you’ll find in your home today and yet it’s service and maintenance is very often overlooked.  Here are a few simple tips to ensure that your garage door and its opener give you many years of reliable service.

1. WD-40 is your best friend. On a panel door make sure to give all the rollers, hinges, roller tracks and latches a spray to make sure they’re functioning at their best.
2. If your door has springs, make sure that the pulleys and bearings are well lubricated.
3. If you’re finding that some of your rollers or hinges seem to be getting stuck, a bit of a soak in some kerosene will work wonders. Follow this with a quick scrub with some steel wool, a quick wipe and some lubrication and you should find them as good as new!
4. Make sure that on panel and tilt doors you keep the full length of the opener chain sufficiently lubricated to keep it functioning at its best.
5. Check your garage doors spring tension. If the door is feeling heavy to lift manually, the springs have probably dropped in tension and will be putting more stress than needed on the garage door opener and can cause the motor and gears to wear out.
6. Get your garage door regularly serviced. We recommend a trained technician come out and service your door at least every 18 months. This will keep your garage door and opener working optimally and in the long run will save you money and inconvenience. We’ve heard many stories about our clients that have had their door and opener serviced annually and have had no issues for the last 15-20 years!.
7. It may be important to note that many Garage Door Opener Warranties Require that your door and opener be serviced periodically in order to maintain and not void your warranty so it’s best to check and make sure that you are complying with these requirements, if you’re unsure about this or any of the points mentioned please feel free to contact us.