

Basic Garage Door Maintenance Tips

Garage door inspection is vital

Inspecting the condition of the garage door parts is vital. It will give you a clear idea on whether they need repairs or not. All parts must be checked for rust and dents. Don't overlook the smallest sign of wear and give attention to funny noises since they might be a warning of problematic components.

Tight the fasteners

The fasteners (screws, nuts and bolts) must be tight or parts might get misaligned. Fasteners make sure the brackets and hinges are secured and when these parts are secured, the bigger components like the tracks, cables or the door itself will be secured. If the pulley bolts, for example, are not tightened, the pulleys will split in two and the door will jam.

Lubricate the parts

Hardware must be lubricated or the noise of the door's movement will be annoying. Lubricants ensure that when two different parts made of steel come in contact, they do not produce loud noises. Lubrication maintenance will protect the parts and allow them to last much longer.

Attention: lubricate only the parts made of steel and make sure lubricants go through and through. Usually a couple of drops will suffice.

Note: Clean the parts from grime and dirt before lubricating them or the movement will be stiff.

Check the opener

The electric garage door opener works thanks to its motor. If you suspect that speed of the door has changed lately or the motor is too noisy, let **Garage Door Repair Seattle** take a look. It's also important to periodically lubricate the chain (of chain drive openers) and also check every single wire of the opener.

Test the sensors

The sensors are the most important parts for your safety and they should be checked as often as possible. They must surely stop the movement of the door upon contact with an object but they must also reverse the mechanism before coming into contact with a person or an object. Test them by placing a small object under the door and see if the door reverses.

Attention. The safety beams will communicate only when the sensors are adjusted. Problems with the sensors are urgent and must be solved immediately.

Make sure the door is adjusted

Garage door adjustment is a crucial step during maintenance. The door will be adjusted as long as the other parts are adjusted as well, hardware is tightened, no part is loose, there

are no dents in the tracks and the rollers sit well in tracks. Check the door is balanced by disconnecting the electric opener and ensure it is lifted with ease and remains open.

Check the springs

Garage door springs do not last as long as other parts and you should consult the manual for their lifespan. It's best to replace them before they snap. Check that the bearings and brackets securing the torsion spring are tightened and adjust the cables if the extension springs are loose or too tight by moving the s-hook of the cables back or forward.

Attention: protect your face before approaching garage door springs. Springs must be serviced by professionals only.

Clean the tracks

Dirty garage door tracks will be as useless as dented tracks. They often collect elements and dirt over time and it's wise to clean them well in order to facilitate the movement of the rollers. Elements will obstruct the wheels from rolling properly and there is a big possibility that the door will jam.

Door treatment is crucial

The door panel must be checked and cleaned, too. Garage door hinges must be tight and free of rust and the surface of the panel must be inspected for wear, rust or other problems. Wood warps due to humidity or excessive heat. Such problems will need immediate care and every five years or so door panels should be repainted.

Examine the weather strips

The weather seals at the top, bottom and sides of the door ensure the good insulation of the garage. They also keep insects and elements out of the garage and that's why they must be checked and if found worn, they must be replaced immediately. Give special attention to the bottom seal since intruders could take advantage of a small gap under the overhead door.

Garage door repairs are important

All repairs needed must be taken care immediately. There's no point just detecting that the cables are loose, they must also be fixed or problems will expand. With repairs, maintenance will be completed since every problem will be solved. Although some repairs might be easy, some like fixing cables and springs will be hard and dangerous and so it's recommended that they must be carried out by professionals.

Replace the broken parts

Broken or seriously worn garage door parts do not serve anything. On the contrary, the door will not move properly and they might have an impact on adjacent parts. They must be replaced immediately. The right replacement parts must be used in terms of size and keep in mind that the replacement of some parts will be hard.

Attention. Do not attempt to replace parts on your own, especially if the task involves releasing the tension of springs.

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<http://www.garagedoorrepair-seattle.com/>

206-319-9006