

# Maintenance Checklist



Our upper Midwest climate is as dynamic as it is diverse. From a bone-chilling -25 degrees in January to a sweltering 100+ degrees in July, your garage door endures a variety of weather conditions like heat, humidity, wind and rain.

Taking a few minutes for light testing and routine maintenance will help keep your garage door running safely and smooth. If you're unsure of any of these tests or procedures, it's never a bad idea to get a professional opinion. Your North Central Door dealer can inspect your garage door and ensure it is in safe working condition.

## The following tests and preventative maintenance\* should be performed in the following order:

- Monthly visual inspection.** Stand inside the garage with the garage door closed. Look over the garage door springs, cables, rollers, pulleys and mounting hardware, such as hinges, for signs of wear or damage. Look for cable wear or fraying. Is the mounting hardware becoming loose? If something doesn't look quite right – or doesn't sound quite right – it could be the symptom of a more serious issue.
- Monthly door balance test.** If your door is equipped with an automatic opener system: close the door and disconnect the automatic opener. Once you are able to lift the door manually: Lift the door. It should lift smoothly with little resistance and should remain fully open. If it is difficult to open or does not remain open, the door may be out of balance.
- Monthly reversing mechanism test.** With the door fully open, lay a piece of wood such as a section of a 2 x 4 on the floor in the center of the garage door opening where the door would touch the floor. Push your garage door opener's transmitter or wall button to close the door. When the door strikes the wood, the door should automatically reverse.
- Monthly photo eye test.** With the door fully open, push your garage door opener's transmitter or wall button to close the door. Wave a long object, such as a broomstick, in front of one of the door's photo eyes so it "breaks the beam." The door should reverse.

If it does not reverse and reopen, pull the broomstick out of the path of the closing door. Close the door. With the door in the closed position, clean the photo eyes with a soft, dry cloth. Gently adjust the photo eyes by hand if they appear to be out of alignment. Open the door and repeat the photo eye test.

- Monthly force setting test.** With the door fully open, push your garage door opener's transmitter or wall button to close the door. As the door is closing, hold up the bottom of the door with your hands outstretched and stiff. If the door does not easily reverse and continues to close, pull your hands away immediately. The closing force is excessive and the door should be serviced by a trained service technician.
- Semi-annual lubrication.** Apply a small amount of spray lubricant to the door's metal hinges, rollers and tracks.

\* Source: International Door Association

