ESSENTIAL GARAGE DOOR MAINTENANCE TIPS

Simple checks to keep your door safer, quieter and running smoothly.



QUICK RULE: Inspect monthly, lubricate every 3-6 months and book a professional service annually.

1. LOOK & LISTEN

- Each month, open and close the door. Watch for jerking, uneven movement or sagging, and listen for grinding, scraping or unusual noise.

2. LUBRICATE MOVING PARTS

- Every 3-6 months, apply garage-door lubricant to hinges, rollers and bearings. Wipe away excess. Avoid greasing the tracks.

3. CHECK HARDWARE

- Vibration can loosen nuts and bolts. Visually check brackets and fasteners. Tighten only ordinary accessible hardware - not spring or cable components.

4. TEST THE BALANCE

- With the door closed, disengage the opener and lift the door halfway by hand. It should stay roughly in place. If it drops or rises, book a technician.

5. KEEP TRACKS CLEAN

- Remove leaves, cobwebs and built-up dirt from the tracks. Wipe them clean and check they are free from dents or obvious obstructions.

6. TEST SAFETY REVERSE

- Place a solid object such as a timber offcut beneath the door and close it. The door should reverse on contact. Also test photo-eye sensors if fitted.

7. INSPECT THE BOTTOM SEAL

- Check the weather seal for cracks, gaps or brittleness. A sound seal helps keep out water, dust, insects and drafts.

8. SERVICE IT ANNUALLY

- A professional service can identify worn springs, cables, rollers and opener issues before they become a breakdown or safety problem.

SAFETY FIRST

Never adjust, remove or repair springs, lift cables or bottom brackets yourself - these parts can be under extreme tension.

RESIDENTIAL GARAGE DOORS

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