

How to Maintain Garage Doors

The meaning of **garage door maintenance** is to rejuvenate the entire system by fixing its problems. This is possible by first detecting whether there are specific issues or the system just needs tuning-up in order to move better. In any case, maintenance involves several steps of checking and repairing but also potential dangers. So, you must be extra careful, consult with your manual first and take precautions. Precaution measures will include wearing gloves, covering your face and keeping distance from **garage door parts** as much as possible. It's also good to inform your family about your task and keep children out of the garage during the maintenance of the door.

Warnings

- It's best to disconnect and unplug the **electric garage door opener** before you do anything.
- **Garage Door Repair Milpitas** warns you: Don't interfere with spring repairs because they can snap.
- If you want to examine springs, your face will be close to them. So, cover it and trying to keep it in a distance if possible.
- Don't try to remove the **garage door cable** when the springs are in a position of full tension – this will be the closed position of the door.
- When the door is open, the tension of the springs is released but you must still be aware of their danger.
- When you keep the door open, put C-clamps in the track to ensure it won't fall.

The basic steps for maintenance

- The goal is to fix problems. So, before you disconnect the opener, run the door a couple of times and keep your mind in noises and inconsistencies. When you unplug the opener, check all parts carefully. Make sure the tracks are aligned and all **garage door brackets** are tightened. Do the same with the hinges. Check that the rollers sit well in the tracks and all these parts are free of rust.
- If you find loose fasteners, tighten them. Don't put force; just make sure they're tight enough to keep the brackets and hinges in place.
- All these mechanical parts as well as the chain of the opener will need lubrication. A couple of drops usually suffice but you must make sure the lubricant has gone to all parts of the component.
Note: it's recommended to clean well all parts, which are lubricated. Residues from old lubricants that have probably been blended with dust create a filthy mix, which must be cleaned in order for the new lubricants to be applied better and in order for **lubrication maintenance** to be done properly.
- Check the weather strips. If you have a U-shaped astragal instead of a plain **bottom seal**, check that it's not worn or it must be replaced.
- Check the door is balanced by examining whether it'll remain open when you remove the C-clamps and before reconnecting the opener. If it moves downwards,

the tension of **garage door springs** must be increased. If it moves up, the spring tension must be released.

Warning: releasing the tension of springs and adjusting them are both dangerous procedures.

- Test the sensors by turning the opener to its automatic operation once more. You must place a small object under the door to check whether the sensors will work efficiently by stopping and reversing the door.

Note: This is perhaps the most critical step of the maintenance. Actually, the sensors must be checked at least once a month.

The sensors are found at the two sides of the door and most of them have a small light on each unit which must be steadily turned on. The sensors must face one another in order for the safety beams to meet and reverse the door.

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