

## Garage Door Maintenance

By: Richard Dinae

Your garage door is opened and closed at least about 10 times every single day so it is important to know everything about garage door maintenance. Imagine the tension and work done involved in every time it lifts open and rolls back down. With this frequent usage, it is just but fitting to make at least an annual maintenance check up of your garage door to make it function smoothly and for it to last longer.

Just because they are garage doors does not mean they do not deserve to look clean. Make a habit of regularly washing your garage door with mild soap and detergent. Remove grime, mud, and grease with a brush. Avoid using strong abrasive solutions as these can damage the paint. Hose down the suds and leave your garage door to dry. Like your car, your garage door can benefit from wax applications. The polish maintains its luster and makes its surface shine.

Scrape off any rust from hinges, rollers, tracks, and other metal parts of the door before it can do further damage. Then coat the rusted areas with anti-corrosive paint to prevent re-occurrence of rusting. Inspect the parts of the door for loose bolts and brackets. Malfunctioning parts and parts that look damaged should be replaced. Make sure that all parts are securely fastened and the rollers running smoothly. The weather stripping around and at the bottom edge of your garage door is made of rubber. It is purposely integrated to the door to keep rainwater and other elements out of the garage. Retain its flexibility with regular application of silicone-based lubricants or clean it with vinyl cleansers. Do not apply petroleum-based lubricant on the rubber weather stripping as it can affect the elasticity of the rubber.

Lubricate the tracks, rollers, hinges, and springs of the garage door with a little amount of motor oil. Avoid the use of petroleum-based lubricants as they have a degreasing property. Wipe off any excess oil with cloth.

Electric garage doors, however, do not require additional lubrication. These electric units should be tested if their reversing sensors and photo sensors are working properly. These sensors are able to detect a person or thing under the door and instead of crushing the object in place it reverses by lifting itself open. Check if the door is balanced on either side. If you notice that it is skewed, ask a skilled garage door installer to fix the problem. A skewed door prevents it from opening all the way up and from closing all the way down. Keep the remote control out of your children reach. Toying with it is very unsafe and damaging to your electric garage door unit as well.

In no case whatsoever should you attempt to adjust the door's springs, hinges, and cables on your own (unless of course if you are a qualified garage door installer yourself). Hire a skilled garage door installer instead to address the situation for you. They have the proper tools, equipments, and training to handle such cases. This may set you back a few dollars but you only do this once a year. Turning to a skilled person for help saves you from the risk of getting crushed under your door and other accidents.

### About The Author:

Richard Dinae is an architect, providing information and directories about home improvement, our site <http://www.garagedoorhome.com/>

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