



YOUR (FREE) GUIDE TO GARAGE DOOR MAINTENANCE

Whenever the topic of maintenance is brought up, it brings to mind a certain scene from Shakespeare's play Macbeth (a play which, according to superstition, must only be referred to as "the Scottish play" within a theatre setting). You know, the one in which Macbeth responds to news of Lady M's demise with a soliloquy beginning with the words "tomorrow, and tomorrow, and tomorrow".

"I'll get 'round to it tomorrow" is probably one of the most often-used domestic platitudes, ranking just under "who put the empty milk carton back in the fridge?" on the list of common household phrases.

Fortunately, garage doors don't require too much by way of maintenance, but it's still important to periodically give your door some TLC to ensure that it keeps running smoothly and doesn't put unnecessary strain on your garage door motor.

A door that's been neglected may show signs of wear and tear, especially on the springs and guide-rollers, it may no longer move smoothly, become jammed, etc. If your garage door motor keeps picking up obstructions, this may also be an indication that the door is in need of some routine maintenance.

1. ENSURE THAT YOUR GARAGE DOOR IS BALANCED

Keeping your garage door in good shape can be a bit of a balancing act...literally!

Garage door tip #1: Ensure that your garage door is balanced

A garage door is deemed to be balanced if:

- It requires an equivalent amount of applied force to manually open or close
- It requires no more than 150N of applied force to manually open or close
- It does not rise or fall more than 100mm when stopped at any position between fully open and fully closed
- It does not rub or make contact with any supporting or surrounding structures

2. TIGHTEN HARDWARE

Garage doors, by their very nature, are designed to move fairly regularly. However, over time, movement and vibration can cause parts such as nuts, bolts and screws to wiggle loose. It's a good idea to dust off that socket wrench and tighten bolts and roller brackets every once in a while.

3. INSPECT AND REPLACE ROLLERS

If your garage door has nylon or steel rollers that travel along a track, you should inspect these twice a year for signs of wear and tear and, if necessary, replace them to keep the door rollin', rollin', rollin'...

4. LUBRICATE MOVING PARTS

Keep springs, screws, chains and other moving parts well-lubricated to ensure years of reliable operation from your garage door system.

5. WEATHERPROOFING

This point is especially relevant to wooden garage doors. Because wood tends to soak up water and moisture, a garage door that has been exposed to the elements – without the necessary precautions, anyway – is likely to end up weighing more and putting strain on the motor, springs and other hardware. This can be prevented by painting the door with a coat of water-resistant oil or varnish.

