

Maintenance for Overhead Sectional Steel Garage Door and Opener

The following maintenance and inspections should be performed every six (6) months:

Exterior Surface*

Washing your door with light (non abrasive) soapy water will help keep your door looking like new. It will also help to remove any corrosive (i.e. salt) residue that may be on the surface of your door. (Example: 5 gallons of water to 1 cup of Tide®). Car wash can be used to further protect the finish.

*Wash your door once a month in areas 1.24 miles or less from excessive salt atmospheres.

Painting for Steel Garage Doors: (NOTE: PAINTING DOOR VOIDS THE PAINT FINISH WARRANTY)

The factory applied finish on your metal garage door is a baked-on coating, designed to give trouble free performance for years with little service required. To paint, follow these instructions:

1. Close door, wipe down, and clean entire door with mild detergent to remove dirt. Rinse clean with water.
2. When door is dry, paint with two coats of high-grade exterior latex based paint. **DO NOT USE AN OIL-BASED PAINT.**
3. Follow paint manufacturer's instructions and avoid painting at temperatures below 50 degrees F.

For complete instructions on "How to Paint Steel Garage Doors", contact your distributor.

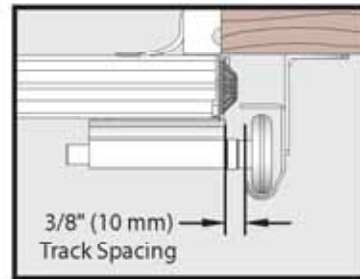
Track, Hinges, Rollers

Light oil (Example: 10W-30 motor oil) all sheaves, non-plastic rollers, roller shafts and hinges as needed.

(Note: Nylon rollers DO NOT need any type of lubricant added, these are self-lubricating).

Check springs and cable for wear and binding.

Inspection track alignment, the track should measure a minimum of 3/8" from the edge of the door. Backhang angle and sway braces should be tight and secure.



Torsion Springs

It is not recommended that anyone other than a garage door service professional lubricate or adjust torsion springs. (Note: these components are under high tension and can cause severe injury).

Every Two Months

Weather-strip

Weather-stripping that is made of vinyl and rubber materials should be cleaned with an all-purpose vinyl cleanser. **The backside of the Weather-stripping should be cleaned to remove dust, dirt and debris which may abrade the front painted surface.**

Lubricate the flexible weather-stripping every two months (more frequently for high usage doors) with a silicon-based oil. (Do not use petroleum-based oils, as this will cause loss of elasticity. Petroleum attacks the rubber and decreases its flexibility.)

(Note: It is recommended to paint over the flexible portion of the weather-strip.)

Every Month

Automatic Garage Door Opener

Lightly lubricate the opener track and trolley. Read the instructions, provided by the manufacturer of the opener, carefully as special lubricants may be recommended.

Every month close the door then disconnect the opener by pulling the release pull cord straight down and raise and lower the door several times by hand using the lift handle supplied. A properly balanced spring and door system will balance at all intervals of operation. (Note: If you have difficulty opening the door, your opener will have the same difficulty. Should the spring system need any necessary adjusting, this is to be performed by a garage door service professional.)

Many garage door openers can be equipped with accessory safety devices. Consider adding an electric eye or edge sensor as an extra measure of safety to protect against entrapment.

Safety Precautions

Your door is constructed of high quality components to provide years of continued service. Since it is a large moving object, periodic maintenance along with the following cautionary directions should be observed to ensure safe and reliable operation:

Should your door become hard to operate or completely inoperative, it is recommended that a garage door service professional be contacted.

Do not operate the door if you can not see the door.

Operate door only when it is properly adjusted and free of obstructions.

Door is constantly under extreme spring tension. Repairs and adjustments, especially to cables and spring assembly, can be hazardous and should be performed by a garage door service professional.

Avoid standing in open doorway or walking through doorway while door is moving.