



DIY YEARLY GARAGE DOOR & OPENER INSPECTION CHECKLIST

	Looks Good	Better call a Pro
1. Visually inspect each door section. Look at them from inside and outside the garage. Small dents and dings won't really affect the doors performance, but a large crack or dent could cause the door to not function properly.		
2. Visually inspect the door springs. Extension springs should be taut. Torsion springs should be unbroken and tightly wound. (Your garage door will have one or the other. Extension springs run parallel with the horizontal tracks near the ceiling. Torsion springs are mounted on a bar above door and are visible only when the door is closed.)		
3. Visually check the mounting pad for cracks or splits. This is the wood or other support where the torsion bar is mounted to the front wall. (This is only necessary on a door with a torsion spring system.)		
4. Lubricate springs with WD-40, white lithium or any garage door lubricant. It can be purchased at your local Home Depot for less than \$7.00.		
5. Run the door up and down a few times and look at the alignment. Make sure the door is moving smoothly and the springs are lifting the door evenly from each side. If the door is going up crooked you have a problem.		
6. Visually inspect the rollers on each side of the door. They should be moving freely along the track. Lubricate these if necessary. (Only lubricate the metal rollers, don't lubricate the nylon rollers!)		
7. Visually inspect all hinges, brackets and hardware. If any hinges or other hardware appears loose, tighten it up.		
8. Visually inspect the weather seal at the bottom of the door. If it's dry rotted, cracked or torn, you should replace it to ensure a proper seal when the door is closed.		
9. Visually inspect all the cables. Cables are used to lift the door and contain springs. If you see any fraying, you should have the cable replaced.		
10. Visually inspect the door track. It should allow the door to move smoothly up and down. If your track is bent or broken, you should have it checked out or replaced.		
11. If you garage doesn't have an access door, you should have a manual release handle in case the opener fails. Test this to ensure it is working.		
12. If you have a garage door opener, disconnect it by pulling the emergency release. Open the door manually and let go halfway up. If you door does not hold itself midway up, your springs need to be adjusted or replaced. Do not attempt to replace garage door springs, especially torsion springs. They are under a lot of pressure and could cause serious damage, injury or even death if not handled properly.		
13. Start with the opener bracing, that's the support holding the opener to the ceiling. It'll most likely be angle iron of some sort. Give it a little shake to ensure that it is solid.		
14. Run it up and down a few times and just double check that it is working properly. Watch and listen for anything that might be out of the ordinary.		
15. Check that the wall control, outside keypad and car remotes work properly and replace batteries if needed.		
16. Check and replace light bulbs in the opener if needed.		
17. Perform a Non-Contact Reverse Test. With the door all the way up, place an object, like a cardboard box, in between the sensors. Press the button to put the door down. It should reverse and go back up. If it goes all the way down, disconnect the opener and do not use it until it serviced. Having an opener that doesn't comply with today's safety standards is dangerous.		
18. Perform a Contact Reverse Test. This time place a piece of wood on the ground under the door, roughly 1.5" inches high (it should be below the line of the sensors). Run the garage door down on the wood. It should go back up after hitting the wood. If it doesn't reverse, disconnect the opener and do not use it until it serviced. Having an opener that doesn't comply with today's safety standards is dangerous.		

This is only a guide to garage door maintenance. If you are unsure, you should have your door serviced by a professional.



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