

Garage Door Maintenance

How to Lubricate a Garage Door

An improperly maintained garage door can cause it to become loud and squeaky. More importantly, a noisy door is a sign that your garage door isn't greased enough, which could lead to more serious damage later on. Luckily, with proper maintenance and lubrication, you can prevent the noise and extend the life of your garage door.

1. To lubricate a garage door, first close it and disconnect the power by turning off the switch or circuit breaker.
2. Then, clean the garage door tracks with a damp rag to get rid of any dirt and debris.
3. Once your door is clean, spray a lithium-based grease or garage door lube onto the hinges and rollers. These can be found at Walmart or any hardware store. Avoid using WD40 or oil, since these aren't as effective.
4. Once you've lubricated the hinges and rollers, spray the springs and bearing plates, which can usually be found at the top of your door.
5. After that, spray the lock and armbar to make unlocking your door easier.
6. To finish lubricating your garage door, spray the top of the rail, which usually runs from your door to the garage ceiling.

Service the Seals and Springs

The garage door sealant the bottom of the door — also called a weather seal — protects the garage from the elements and prevents vermin and snakes from creeping in under the door. The seal should be replaced if it seems brittle or worn. The tension in the garage door springs makes it easier to raise and lower the door.

1. Detach the garage door from the opener so that it operates manually.
2. Raise the garage door to about chest height. Secure a clamp over the track under the roller to keep the door in place while you work.
3. Use a screwdriver or pry bar to unseat the old weather stripping from the channel at the bottom of the door.
4. Once loosened, the weather strip should slide out if you pull a free end from the side of the garage door.
5. Clean the door groove to be free of any debris. Then, slide a new piece of weather seal into the door groove.
6. If the weather seal has trouble sliding into place, pull it all the way back out and apply penetrating oil to the groove. Then re-insert the new weather seal strip.
7. Trim the weather strip to about four inches beyond the door edge. Slide the strip to the left, fold the overage back in on itself, then slide back into the door groove.
8. Spray the overhead torsion or extension garage door springs with penetrating oil. Spray liberally and do not wipe off excess.

Garage door springs are under high tension, so adjustment or replacement of springs requires extreme care. Consider hiring a garage door maintenance expert if a spring appears broken. Never try to adjust the garage door torsion springs or any bolts that are painted red or otherwise identified as requiring service by a professional only.

You are covered by Beverly Homes 1-Year Warranty should you have any installation issues. During that time, you must contact the warranty department at service@beverlyhomessc.com

After that time, contact the door manufacturer or the installer to submit any warranty issue.

Installer – Garage Doors and More 843-488-9777