



### **1. Buffing steel surface garage doors**

Make sure that the surface is completely clean using a mild detergent and then use fresh water before drying completely. Apply a wax. Normally the ones used for cars are suitable. Wipe the inner surface clean. You should not use pressure water because it can damage the garage door.

### **2. Cleaning wooden garage doors**

This cleaning must be done at least once a year. You should also check the garage door on a regular basis just in case there are signs of excessive wear and tear. Touching up the paint is a good idea because it protects the surface from dust and pests. There is no need for oiling apart from the metal parts.

### **3. Cleaning highly eroded garage doors**

Where the finish has been eroded such that it is very thin, you should use a wood substrate in order to clear out the affected areas. Use a primer made of either oils or alkyd. Add an extra protective coating so that you do not have to do the same thing in the future. Take care to match the colors carefully.

### **4. Waxing garage doors**

Make sure that you apply a high quality wax at all times in order to reduce flaking and peeling on the paint. Scuff the surface using a pad which is saturated with soapy water. The most popular choice is a pad made of steel wool. Rinse thoroughly and dry before applying the wax. Buff the surface to remove any scratches.

### **5. Dealing with steel garage doors with painted textures**

You should never remove scratches from a steel door if it is finished with a painted texture. This can appear as stucco or wood grain. The danger in trying to remove the scratches is that you will expose the metal substrate which is even more vulnerable. A much more sensible alternative is to paint with a metal primer.

### **6. Paint materials for garage doors**

It is not recommended that use oil based paints on steel garage doors. This is because latex paint tends to increase the rusting process for steel products. However, you can use them once you have a strong enough primer that is firmly attached to the surface. Remember that repainting tends to restore the garage door.

## **7. Overhead garage door servicing schedule**

This is performed on an annual basis but do not make the mistake of simply assuming that everything is going well just because the time has not yet reached. Instead you need to be proactive by preventing problems before they occur or reducing their deterioration. Thus you can even set up a monthly or even weekly surface check.

## **8. Garage door springs durability**

Normally torsion springs will last for about 10,000 full circles. The best way of keeping them in good shape is to use the garage door lightly. Replace the ones that are worn out. Also try to lubricate the moving metallic parts. This will mean that you are more likely to get the full revolutions that are specified.

## **9. Releasing the door operator**

You can release the operator in order to open the garage door by hand. Ensure that the door is fully closed before pulling the red release code downwards. This should only be done during an emergency or where you need to take control of a security risk. Replace outdated openers if they are preventing this process.

## **10. Checking garage door spring balance**

Disconnect the operator. Open the door halfway and then let go. At this point the door should remain in the same position even if there is some slight drift. Where the structure seems to be dropping or when it opens of its own volition then the springs are worn out. Replace them at the earliest opportunity in pairs.

## **11. Dealing with loud garage door noises**

This is most certainly a sign that the springs have broken. Check for the 2" separation that is expected for torsion springs on the shaft across the top of the installation. The other spring might stretch along the track on the sides. These are separate pieces but often one shortly follows the demise of the other.

## **12. Managing broken garage door cables**

One of the signs that the cables are not working is when the door stops halfway or when the structure hangs crooked. Sometimes it is a case of the cables coming off the drum or there may be some excessive spring tension that needs to be professionally released. Do not force the garage door open but deal with the underlying problem first.

Garage Door Repair Rowland Heights

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