



### **13. Garage door visual inspection**

Start by standing inside the garage and ensure that the door is closed. Check the pulleys, springs, cables, rollers, and mounting hardware. Do not forget to also look at the hinges which tend to rust or suffer from wear and tear with time. Tighten any bolts and nuts that are loose. Check the cables for spraying.

### **14. Garage door balance test**

Close the door using the automatic opener before disconnecting it. Lift the door to see that it rises smoothly. If there is any resistance then there is something wrong with the opener. Moreover, the door should always remain open about three or four feet above the floor. In case of a failure do some servicing.

### **15. Testing the garage door reversing mechanism**

Open the garage door and then lay a piece of wood on the floor. This should measure about 2" by 4" at least. Aim for the center. Push the transmitter to close the door. When the structure lands on the wood, it should automatically reverse. Some older installations prior to the 1<sup>st</sup> of January 1993 do not have this reversing mechanism.

### **16. The photo eye test for garage doors**

Open your garage door. Close the door using either the wall button or the transmitter on the opener. You should then wave a long object in front of the photo eyes. This is designed to break the beam. The door should immediately reverse. If it does not do so then clean the photo eyes with a soft dry cloth or replace.

### **17. Selection criteria for garage door openers**

You will need to consider the size of the garage door in terms of height, width, and thickness. Construction is another consideration in terms of materials such as wood, insulated aluminum, or even steel. Also look at the clearance measurements for both opening and closing. If living places in a city, you will need something quiet.

### **18. Safety features for garage doors**

Make sure that as a minimum you have a reversing mechanism on the garage door. In fact this is a federal requirement in the USA since 1993. Moreover you have to ensure that the paints and any other materials used in the installation are not hazardous to human health particularly due to degradation.

## **19. Backup battery for garage doors**

Even where you live in an area with plenty of electricity, you should not rely on it totally. Have a battery backup just in case you want to open a garage door at a time of blackout. For example during a storm, you will still be able to move out of your home if you have the backup and that can mean the difference between life and death.

## **20. Garage door motor size**

There are a number of options that are available for standard residential properties. These include the 1/3HP, 1/2HP and 3/4HP. Most homes will get by with the first but some require a bit more power particularly if you have a double garage. Remember not to overload the motor beyond the specification by the manufacturer.

## **21. Rolling Code garage door technology**

This is an important addition to the industry since 1993. It helps to control the dipping of switches on the transmitter on receiver. There are up to 256 different codes that ensure that you are secure in your property and that the operation of your garage door is not going to affect similar systems in the neighborhood.

## **22. Dealing with condensation on garage doors**

Make sure that the garage is properly vented. It may mean installing a dehumidifier or a ceiling fan. You also have to be diligent about wiping off the condensation and cleaning the surface on a regular basis. For example steel is very susceptible to dust particles that can spoil the surface of the garage door.

## **23. Pets and children in garages**

Ensure that there is an automated reverse mechanism. Train children and pets about using the garage door if they are able to grasp the basics. Alternatively do not let them anywhere near the garage. Have an emergency release just in case the electronics start to play up. Also keep up with all the maintenance work.

## **24. Garage door manual tip**

Always ensure that you have an enlarged copy of the garage door manual readily available to all legitimate property users. This means that if anyone is stuck they can easily read the instructions. The downside is that intruders who may be confused by the security settings can also access the same information so take precautions.

Garage Door Repair Rosenberg

<http://www.garagedoorrepairrosenberg.com/>

281-375-3134