

A Year-at-a-Glance in Garage Door Maintenance

Life moves fast. Between work, errands, and everything in between, it's easy to overlook the one thing that's always there for you—your garage door. Every open and close adds minor wear and tear, and over time, that can take a toll. The good news? A little routine maintenance can go a long way in keeping your garage door running smoothly and extending its life. We've made it simple with these easy-to-follow tips, organized by how often and when to do them. Think of it as your quick-start guide to a quieter, safer, longer-lasting garage door—no stress, just smart upkeep.

DAILY OBSERVATIONS

One of the simplest—and most effective—ways to stay ahead of garage door issues is to pay attention every time you use it. Yes, it may sound basic, but a quick visual and auditory check can go a long way.

1. Start with Your Senses—Look and Listen

Watch how the garage door moves: Is it smooth and steady, or jerky and uneven? Listen for unusual sounds: Does it groan, grind, or squeak more than usual? Strange noises or movements could be early warning signs of wear, misalignment, or a part that needs attention.

Making this a daily habit takes just seconds, but it can help you catch small issues before they turn into costly repairs.

SEASONAL ATTENTION

Just like your HVAC or your car, your garage door benefits from seasonal check-ins. With so many moving parts—and so much movement—staying on top of maintenance a few times a year helps prevent bigger issues down the road.

2. Tighten Up the Hardware

Your garage door is likely the largest moving piece of equipment in your home. Over time, all that motion can loosen nuts, bolts, and brackets. At the start of each season, grab a wrench and give everything a once-over. Tighten any loose hardware to keep your door operating safely and smoothly.

3. Lubricate the Moving Parts

Keep things gliding effortlessly by applying lubricant to key components. About twice a year—ideally in summer and winter—spray the rollers, hinges, springs and other moving parts with lithium-based grease. Proper lubrication reduces noise, prevents rust, and minimizes wear from seasonal temperature swings.

4. Clean the Tracks—and the Door Itself

Dust, dirt, and debris can build up in the tracks and interfere with your door's movement. Each season, take a few minutes to wipe the tracks clean with a cloth—no need for anything fancy. While you're at it, check the door itself. Wipe down the surface with a microfiber cloth, and keep an eye out for rust, chipped paint, or signs of damage. Once a

year, wash the entire door with mild soap and a garden hose. If you have a wood door, inspect for warping and reseal any exposed areas as needed.

YEARLY CHECK-UP

Once a year, it's time to give your garage door a thorough inspection from top to bottom. These deeper checks don't take long, but they're essential for keeping everything safe, efficient, and working as it should. Think of it as your garage door's yearly wellness visit.

5. Inspect the Rollers

The small wheels (or rollers) that guide your door along the track play a big role in smooth operation. Carefully examine them for signs of wear—look for cracks, chips, warping, or sticking. If you notice any damage, replace them right away with the correct size and type for your door.

6. Check Door Balance

A door that's out of balance puts extra strain on your opener and can lead to bigger issues. To test it, disconnect the garage door opener and manually lift the door about halfway. If it stays in place without help, it's properly balanced. If it slides down or shoots up, it's time to [call a professional](#) for an adjustment.

7. Evaluate the Weatherstripping

The rubber seal along the bottom of your garage door helps keep out the elements, pests, and debris. Over time, it can become cracked, brittle, or flattened. Check for signs of wear and replace it if it's no longer forming a tight seal. This simple fix helps improve insulation and protects your garage year-round.

8. Test the Auto-Reverse Safety Feature

Modern garage doors are equipped with safety systems to prevent injury. You can test this in two easy steps:

- **Mechanical Test:** Place a solid object (like a small box or piece of wood) in the path of the door. When the door touches it, it should automatically reverse.
- **Sensor Test:** While the door is closing, wave your foot or an object in front of the photo-eye sensors near the floor. The door should immediately stop and reverse.

If either test fails, [contact a professional technician](#) to troubleshoot or replace the sensors.

9. Visually Inspect Cables and Pulleys—But Don't Touch

Cables and pulleys do the heavy lifting, and they're under extreme tension. Stand back and inspect these parts for signs of fraying, rust, or damage. Never attempt to adjust or repair them yourself—if you see anything that looks off, call a [professional](#). Handling these components improperly can be extremely dangerous.

Leave It to the Pros

While regular maintenance can go a long way in keeping your garage door in top shape, some things are best left to the experts. Let **K5 Overhead Doors** take the guesswork out of garage door care with a professional service call. Our experienced technicians can walk through every item on this checklist—and more—ensuring your door operates safely, smoothly, and reliably. With over a century of expertise behind us, you can trust the **K5 Overhead Doors** to deliver the service, skill, and peace of mind your home deserves. We're here to help you keep things moving year after year.