

Skill Level: BEGINNER These how-to's are suitable for people who are new to DIY and who have a basic knowledge of tools. If you've painted a room or re-potted a plant, you can probably complete one of these projects by yourself in a few hours or less.

The garage door is the last thing you see when you leave the house and the first thing that greets you when you return. Your garage door needs a little maintenance to help keep it operating smoothly and safely. These instructions outline regular garage door maintenance steps. You can watch the accompanying video at [Lowe's.com/Videos](https://www.lowes.com/Videos).



The three steps to maintaining a garage door are: cleaning, safety, and lubricating.

CLEANING A GARAGE DOOR

01 Clean the outside of the garage door at least once a year; more frequently if you live in a salt-air climate. Dilute one cup of detergent in five gallons of warm water, and wash the door with a soft sponge or cloth. Then thoroughly rinse the door with a hose.

! TIP For wood doors, clean the outside of the door by wiping it with a dry, soft cloth. After cleaning, a wood door may also require repainting or staining. Inspect your door once a year or as needed, depending on finish quality and climate, to determine if it needs to be painted or stained.

02 Clean the inside of the garage door in the same way, depending on condition. If relatively clean, use a broom to remove any cobwebs or other debris.

MATERIALS AND TOOLS

- ☐ Detergent and Water Solution
- ☐ Bucket
- ☐ Cleaning Sponges or Cloths
- ☐ Broom
- ☐ Ladder
- ☐ Lubricants (non-silicon-based)
- ☐ Wrenches
- ☐ Screwdrivers
- ☐ Brake Cleaner
- ☐ Latex Gloves
- ☐ Work Gloves
- ☐ Safety Glasses

IMPORTANT

Before working on a garage door, read the owner's manual, especially the cautions regarding working around tension springs that can cause injury. If you have questions, discuss the job with a Lowe's associate or call a trained garage door technician for help. If you need to replace your garage door, Lowe's can professionally install it for you. Call 1-877-GO LOWES for details.

INSPECTING A GARAGE DOOR FOR SAFETY

01 Visually inspect the springs for condition and correct operation every three months.

■ **Torsion springs** are round springs mounted under high tension above the garage door. (fig. 1)



WARNING: Torsion springs should only be adjusted or removed by a trained technician with the proper tools. By law, tension springs and cables will have a red paint mark, an adjustment bolt painted red, or have a safety tag to identify it and provide cautions. (fig. 2)

■ **Extension springs** are long springs that are stretched horizontally above the door's roller tracks. Replacement parts are available at Lowe's; ask an associate for assistance. Wear work gloves to minimize pinching when handling springs and other parts. (fig. 3)



(fig. 1)



(fig. 2)



(fig. 3)

02 Inspect the rollers, tracks, cables, brackets, and hinges for condition and correct operation every three months. Make sure all the bolts and screws are tight. Look for anything that seems worn or frayed and replace it. (fig. 4, 5)



(fig. 4)



(fig. 5)

03 Test the door balance.

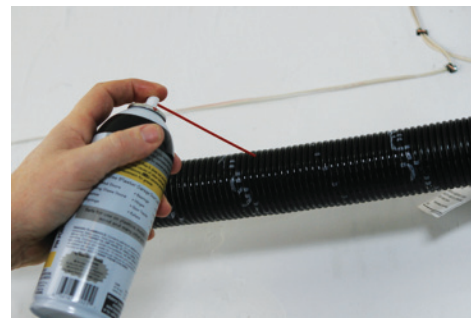
1. Disconnect the power to the garage door opener, if equipped.
2. Disengage the opener, typically by pulling a cord and handle hanging from the trolley on the central track. (fig. 6)
3. Manually lift the door to waist level and slowly release. If the door drops or raises, it is not correctly balanced and should be adjusted by a trained technician. Also, the owner's manual may offer safe procedures for balancing the garage door.



(fig. 6)

LUBRICATING A GARAGE DOOR

01 Lubricate the door's hinges, springs, and bearings with a non-silicon-based lubricant, as recommended by the door manufacturer. (fig. 7) Motor oil can be used to lubricate the parts.



(fig. 7)

02 Lubricate the door's rollers:

- **All-metal rollers:** Use a non-silicon-based lubricant, such as motor oil.
- **Nylon rollers:** Lubricate the bearings, but make sure that oil does not come in contact with nylon rollers. (fig. 8)



(fig. 8)

03 Clean the garage door tracks with a cloth and brake cleaner. Wear latex gloves when using brake cleaner. (fig. 9)

! TIP Do not oil the roller tracks as lubricant can cause the door to slip and become unbalanced.

04 Make repairs as needed, following instructions in the garage door owner's manual or call a trained technician for help.



(fig. 9)

! TIP If a new garage door is needed, a Lowe's associate can help select it and a Lowe's professional can install it. Call 1-877-GO LOWES for our professional installation service.

Check out the video and printable instructions on *How to Maintain a Garage Door Opener* at [Lowe's.com/Videos](https://www.lowes.com/Videos).

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