



How to Maintain Garage Door Opener

Thanks to the garage door opener, you can open and close the huge overhead door with the push of a button. These devices have been around since the 1920's, but now they are more widely used than ever before. Most people cannot even imagine having to lift and lower the door manually. In order to ensure that you will never have to encounter this, you have to maintain your electric operator in optimal operating conditions. This is done by following the steps outlined below.

Thorough Inspection

Check the wiring first - You have to ensure that the cable and plugs are in excellent condition. If you notice any signs of serious wear and tear, fraying, damage or deformation, immediate replacement is required. This is because issues with the wiring can lead to severe damage of the circuit board which is generally hard to fix.

Inspect the main unit and all other components - Check the housing of the motor unit for signs of damage such as dents and chips. Inspect the rail and all other metal components for signs of rust and deformation. Look carefully at the release handle to confirm that it is in good condition. Any issues which you identify must be resolved swiftly via effective garage door opener repair.

Look closely at the safety sensors and their wiring - Watch out for damage to the plastic casing and to the wires. In addition, pay close attention to the photo eyes when providing garage door sensors maintenance. Keep in mind that even the slight scratches and cracks on the surface of these components may affect their performance. That is why you must have them repaired or replaced in a timely manner if you notice any problems.

Safety Testing

Test the safety sensors - For this, you need to place a solid object which stands freely in front of one of them while the door is fully opened. You can readily use a roll of kitchen paper. When moving away from the door, push the clicker button, the motor should work, but the door should not move downwards. If it starts closing, have the sensors fixed or replaced.

Perform a test on the safety reversal mechanism - You have to place a folding chair or another object which does not block the safety sensors under the door when it is fully opened. After you press the button for closing, the door should reach the backrest, touch it, and reverse immediately. In case it continues its way down, immediate opener repair is required.

Run a test on the release handle - You have to ensure that the handle is in excellent operating condition so you can use it effectively in case of emergency. Just pull it to confirm that it works smoothly and swiftly. If it does not, you must have it fixed or replaced.

Cleaning and Lubrication

Remove cobweb, dust and dirt from all components - The plastic walls of the motor unit and the sensor can be cleaned with alcohol if they are really dirty. Otherwise, a damp lint-free cloth will do the trick. You must clean the photo eyes of the sensors with dry microfiber cloth to remove all the rust. If there is dirt, dampen the cloth a bit. Use a rag to remove grease and dirt from the rail holding the drive unit.

Lubricate the drive chain or screw - This step obviously does not apply to belt drive garage door openers, but if you have one of the other two types, definitely rely on lubrication. Apply lubricant which is recommended by the opener's manufacturer and run the device to ensure that the product gets equally spread.

Provide overall maintenance to the opener at least twice a year and run the tests every three months.

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