A SIMPLE TWICE-YEARLY GARAGE DOOR MAINTENANCE CHECKLIST

A little regular maintenance goes a long way. This simple checklist is designed to help you protect your garage door, prevent costly repairs, and keep it operating safely for years to come.

We recommend running through these checks twice a year — perhaps when the clocks change in spring and autumn. It takes just 15–20 minutes, and it could save you hundreds of pounds in unexpected repairs.

Tick off each task as you go, make a note of anything that needs attention, and you'll have peace of mind knowing your garage door is in good working order.

Date Completed (1): ___ / ___ / ___

Date Completed (2): ___ / ___ / ___

Date Completed (3): ___ / ___ / ___

Date Completed (4): ___ / ___ / ___

Date Completed (5): ___ / ___ / ___

Date Completed (6): ___ / ___ / ___

Date Completed (7): ___ / ___ / ___

Date Completed (8): ___ / ___ / ___

1. VISUAL INSPECTION

☐ Check springs for rust or damage

☐ Check cables for fraying or wear

☐ Check rollers for cracks or wear

☐ Check panels for dents or damage

☐ Check weather seals for cracks or gaps

Notes:

2. TEST THE BALANCE

☐ Disengage the opener using the manual release cord

☐ Lift the door halfway and let go

☐ The door should stay in position — if it drops or rises, call a professional

Notes:

3. LUBRICATE MOVING PARTS

☐ Hinges

☐ Rollers

☐ Springs

☐ Lock mechanism

Use a silicone-based lubricant or white lithium grease. Avoid standard WD-40.

Notes:

4. CLEAN THE TRACKS

☐ Wipe down the tracks with a soft cloth or brush

☐ Remove any debris or build-up

☐ Check for dents or damage

Important: Never grease the tracks.

Notes:

5. CHECK THE FASTENINGS

☐ Bolts on tracks and brackets

☐ Screws on hinges

☐ Connections on the opener mount

Tighten any that have come loose.

Notes:

6. TEST THE SAFETY FEATURES

☐ Auto-reverse test: place an object in the door's path — it should reverse on contact

☐ Safety sensor test: wave a broom handle across the beam — the door should reverse

Notes:

7. CHECK THE WEATHER SEALS

☐ Run your hand along the seals to feel for gaps

☐ Look for cracks or signs of wear

☐ Check that the bottom seal touches the floor across the whole width

Notes:

8. TEST THE MANUAL RELEASE

☐ Pull the release cord to disengage the opener

☐ Manually open and close the door

☐ Re-engage the opener and test the button

Notes:

9. LISTEN FOR UNUSUAL NOISES

☐ Operate the door and listen for grinding, squeaking, or banging

☐ If you hear anything unusual, investigate or call a professional

Notes: