

Garage Door Tune-Up Checklist

Customer and system information

Customer name: Date:

Service address: Phone:

Door brand/model: Door age (yrs):

Opener brand/model: Work order #:

Technician name:

Safety checks (pre-service)

- Disconnect power to opener before servicing springs and cables
- Inspect area for bystanders and pets; clear work zone
- Verify spring winding bars are on-site before handling torsion springs
- Confirm PPE: safety glasses, gloves

Hardware inspection

- | | |
|--|---|
| <input type="checkbox"/> Hinges (all panels) -- no cracks, loose bolts, or wear | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Rollers -- nylon or steel, inspect for flat spots or worn stems | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Track alignment -- plumb, parallel, and firmly bracketed | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Track fasteners -- tighten any loose lag screws or carriage bolts | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Lift cables -- no fraying, kinking, or rust; seated in drums | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Cable drums -- seated on torsion shaft; no cable groove wear | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Bottom brackets -- no cracks; cable anchored securely | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Panel condition -- no cracks, dents affecting operation | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> End bearing plates -- smooth rotation, no play | Condition (G/F/P/N/A): <input type="text"/> |

Spring system

Spring type (torsion / extension): # of springs:

Torsion spring -- inspect for gaps, rust, or unusual wear Condition (G/F/P/N/A):

Extension springs -- inspect for stretch, hooks, and safety cables Condition (G/F/P/N/A):

Spring winding turns (torsion): left right

Spring wire diameter: in

Spring inside diameter: in

Opener inspection

Drive type (chain / belt / screw / direct)

- | | |
|--|---|
| <input type="checkbox"/> Drive system operating -- no excessive noise or vibration | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Safety reversal test -- door reverses on 2x4 obstacle | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Photo-eye alignment and function -- LED solid on both sensors | Condition (G/F/P/N/A): <input type="text"/> |
| Force setting (up): <input type="text"/> units | |
| Force setting (down): <input type="text"/> units | |
| <input type="checkbox"/> Wall button and keypad operation | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Remote(s) operating within range | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Manual disconnect/emergency release cord present and accessible | Condition (G/F/P/N/A): <input type="text"/> |

Balance and travel tests

- Disconnect opener; manually lift door to waist height and release
- Door stays within 2 inches of waist height (balanced)
- Open travel time: sec
- Close travel time: sec
- Limit switches set correctly -- door fully seats at floor and header

Lubrication

- Torsion spring coils lubricated with garage door lubricant (not WD-40)
- Hinges lubricated at pivot points
- Rollers lubricated (stem bearings on steel rollers; nylon rollers dry)
- End bearing plates lubricated
- Opener chain or screw lubricated per manufacturer spec
- Tracks wiped clean (no grease in tracks)

Weatherstripping and seals

- | | |
|---|---|
| <input type="checkbox"/> Bottom seal -- full contact with floor, no gaps or tears | Condition (G/F/P/N/A): <input type="text"/> |
| <input type="checkbox"/> Side and top weatherstripping -- no gaps or brittleness | Condition (G/F/P/N/A): <input type="text"/> |

Findings and recommendations

Findings / items needing follow-up:

Recommended repairs or replacements:

Technician sign-off

Technician signature:

Date:

Customer acknowledgment:

Date: