

Garage door noisy or jerky? Simple maintenance may be the answer.

A 16 foot wide double garage door is a complex and heavy mechanism, and you can do some simple, inexpensive maintenance that may quiet it down and extend its life.

If your opener says **Access Master** on the side, you can find the owner's manual here:

<http://www.liftmaster.com/catalogresourcesv3/en-us/shared/files/tucmanuals/114a4754.pdf>

There is a very nice website that describes some safety and operating tests that you can easily perform, and what maintenance needs to be done. Click on the link below:

<http://www.garagedoorcare.com/garage-door-operation/garage-door-maintenance.html>

The website article concludes with a recommendation to lubricate the moving parts of the door and the large horizontal spring that helps lift it twice yearly.



What to use. There is a silicone spray product, highly recommended in reviews, inexpensive and easy to use, that is made for just this job. It's this:

<http://blastercorp.com/Garage-Door-Lubricant>



One nice feature of this product is that it does not collect dust and dirt, so there should be no accumulated mess after it has been in place for a while. Blaster can be purchased at the Tractor Supply store nearby, and is currently listed on their website at \$4.99. Lowes shows it for the same price. Amazon has it for over \$8.00, but the reviews are helpful and state that one can will cover two applications.

We advise against using the common WD40 spray found in every store these days. It has some useful qualities but lubrication of heavy machinery like a garage door isn't really one of them. WD40 does make several specialist lubricants, available at Lowes, but if you intend to use them on your garage door avoid the ones with lithium grease in them for everything except the guide rail (see below) – greases accumulate dirt and dust which will increase wear in the door components.

Applying the silicone spray lubricant. Run your car out of the garage

first. Concentrate on the hinges between the door's sections, the wheel-like rollers, the shafts the rollers are on, and the springs. No need to spray the tracks themselves. Silicone spreads on its own, so you don't need to saturate everything with a heavy and comprehensive spray. Just give each moving component a brief shot and spray a line or two along the spring, and within a day or two or a couple of operations of the door, the lube will spread on its own.

The spray is easy to use and you can keep it from getting all over the place by just holding a piece of cardboard behind the target to catch overspray, and wipe off any drip with a paper towel or disposable rag. You will need to use a stepladder to get good access to the spring assembly above the door.

Greasing the guide rail. The owner's manual for the opener motor and assembly recommends cleaning and lightly lubricating the guide rail every two to three years with lithium grease. You'll need to use your ladder for this, too. Cleaning, a dirty job unfortunately, can be done by just wiping the top and bottom of the horizontal iron guide rail that runs to the motor with paper towels. Blaster supplies lithium grease in a spray form, or it can be bought in a flex tube in small quantities. Lowes and Tractor Supply have both.

Many thanks to Dr. Arthur Cohen for informing us about this important home maintenance subject.

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