

Garage Door *(for April)* - Bob Mattsson

The garage door is probably the largest piece of moving machinery we have in our homes. Yet, we don't pay a lot of attention to it. A little lubrication on the rollers and roller tracks, the spring tension (torsion and extension) and roller alignment is what makes everything operate smoothly. A caution on lubrication, do not over grease the roller tracks. If you have put heavy grease on the tracks it picks up and holds dust, dirt, pieces of leaves and whatever else is blowing around. This makes the door opener work harder. Wipe out the tracks and apply a small amount of common engine oil or a very light coat of white grease. A drop of oil at the roller axel is all that is needed for the rollers. The power head does not need any lubrication. To check the door(s) for ease of operation, disconnect the opener mechanism by pulling the release cord and operating the door by hand. If it is hard to open or binds, an adjustment of the tracks or spring tension is in order. To reconnect the opener mechanism, operate the opener and it will lock in automatically.

There are two types of springs depending on your door(s). A double door for a two car garage has torsion springs located above the door on a long shaft. Single doors have extension springs, one on either side parallel with the roller tracks. If your door is closing faster than normal or seems to struggle on opening one of your springs may be broken. If a spring breaks on a double door you may not notice as its position on the horizontal shaft will not change perceptually. If a spring breaks on a single door the door may bind and the spring will noticeably sag on the safety cable. The safety cable goes through the center of the spring and is fastened on each end to make sure the spring does not fly around your garage causing damage or injury if it does break. When stretched (door closed) and it breaks it is no slinky and makes a heck of a racket. Check to make sure you have these safety cables and that they are correctly secured. They are similar to the garage door cables, though usually a lighter weight. They are attached to the garage door track or wall near the stationary pulleys, lace through the garage door springs, and connect to the same support that the spring does.

If you are handy you could probably change out the single door extension springs but the torsion spring for double doors should really be done by a professional. That job requires disconnecting the long shaft above the door from its end and center mounts, not a small project.

The opener chain or screw drive requires a little lubrication every couple of years. The motor and mechanism inside the power head does not. If you have a screw drive, a special lubrication is available at Home Depot or Lowes and is the only one you should use.

If your door(s) does not want to go down after you open it, it could be your electric eyes. If there is something across the opening of the garage at or near the floor the electric eyes will prevent the door from operating. The first thing to check is that these electric eyes that are located on either side of the door frame near the bottom are pointing at each other. Their purpose is to detect an object in the way of the door and reverse or disable the opener. If the eyes are not facing directly at each other, they may work intermittently, causing occasional spontaneous reversals with no rhyme or reason. Photo-electric sensors are required by law for safety reasons. They're mounted 6" above the ground in the doorway(s) and point at each other. Many times people hit these electric eyes with the garbage can and do not realize it. Squeezing the bicycle or golf clubs out will also do it as will grandchildren playing ball or just running around. They are not held in place all that sturdy. If that's your problem, just bend the bracket or brackets back in place so the eyes are pointing at each other. If the sensor isn't working, the door won't work, either. If a problem exists with the safety eyes that are preventing the door from closing, and you know nothing is in the way, the door can be closed by holding the wall control button in until the door is fully closed. (The remote control will not work.)



There is also a mechanism in the motor box that will reverse the direction of the door if it hits an obstruction. Sometimes this will happen if the door is off kilter due to a broken spring or if a pulley jams. If the door reverses part way down, and you are sure there is no obstruction or binding, increase the closing force a small amount and try it again. This adjustment is located behind the light diffuser on the power head. The remote control 'learn code button' is also located there. The raised lettering is black on black so a flashlight, reading glasses and ladder are the tools needed here. To set a new remote control, press and release learn code button. The indicator LED will blink at a rate of twice per second. Within 30 seconds, push the remote control button once. The indicator LED will stop blinking and stay on. Press the remote control button again. The LED will go out. The remote is now programmed. You can buy replacement remotes at Lowes or Home Depot but before you give up on your old one make sure the battery is good.

The Genie Company has a complete manual you can download if you no longer can find yours at;

<http://www.geniecompany.com/docs/GENIE%20CHAINSLIDE-ENG.pdf>

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