

Annual Garage Door Maintenance  
Carleton Condominium Corporation 501

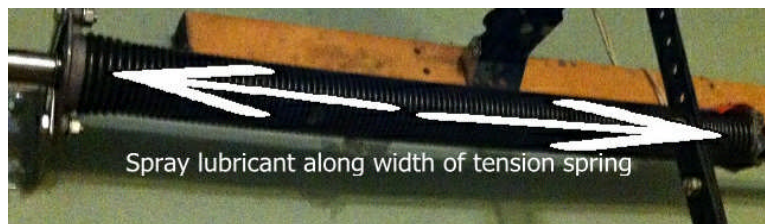
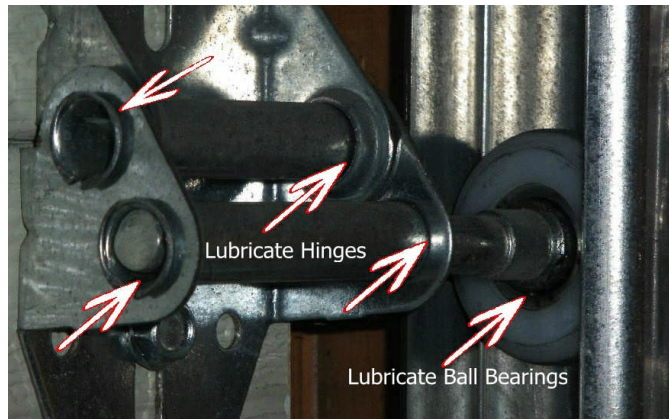
Annual maintenance ensures our garage doors operate more quietly and smoothly as well as extending their life. Once a year, owners should do the following:

**1. Clean the garage door**

- Wash the exterior side of the door with a soft sponge or cloth. Rinse with a hose.
- Repeat on the inside, or if relatively clean, use a broom to sweep cobwebs or other debris.

**2. Lubricate the garage door**

- Safety glasses are recommended as the lubricant may spray back a bit when applied.
- Our doors have nylon rollers with ball bearings. Using a **lithium-based lubricant**, lubricate the ball bearings of the rollers and the hinges. **Do not lubricate the nylon roller or the track.** Don't forget the middle hinges of the door. See below for lubricant suggestions.
- Do not lubricate the garage door tracks. If they need cleaning, use a soft cloth with some degreaser cleaner.
- If your door has a tension spring (centred over the door), spray a bead of lubricant along the spring (less drip if applied along the top of the spring).



**Caution: The spring is**

**under tension - do not disengage the spring or operate the door while applying.** If your door instead has side springs along the track, they do not need lubrication.

- Rubber belt drive mechanisms require no lubrication. Most chain drives are also lubricated for life.
- Once done, open and close the door several times to let the lubricant distribute and penetrate.

Some acceptable lubricants include

- DuPont Teflon White Lithium Grease (in spray can) (\$4.98 Lowes)
- WD-40 Specialist White Lithium Grease (in spray can) (\$7.98 Lowes; \$9.99 Canadian Tire; \$10.99 Home Hardware)
- 3-in-1 Professional White Lithium Grease (in spray can) (\$7.99 Canadian Tire, Rona, Home Depot; \$9.49 Home Hardware)
- Jig-A-Loo Super White Lithium Grease (in spray can) (\$7.98 Home Depot)

Do not use an petroleum-based lubricant, a silicone based lubricant, or household WD-40 multipurpose lubricant.

Lowes has a how-to video at: [http://www.lowes.com/cd\\_Maintain+a+Garage+Door\\_1305294751\\_](http://www.lowes.com/cd_Maintain+a+Garage+Door_1305294751_)

Prices and availability of lubricants confirmed July 15, 2014.