



Maintenance for Amarr Overhead Sectional Garage Door and Operators

The following maintenance and inspections should be performed every six- (6) months by an experienced garage door service professional. Ask your installing dealer about a **Preventive Maintenance Plan** to insure the proper maintenance is performed safely.

Exterior Surface

Wash the outside of your garage door with a soap and water solution (Example: 5 gallons of water to 1 cup of Tide®). Car wash finish protectant can be used to further protect the paint finish.

Date Serviced	Tech Initials	Date Serviced	Tech Initials

Track, Hinges, Rollers

Lubricate the rollers and roller shafts and hinges with a small amount of oil (Example: 10W30 motor oil).

(Note: Nylon rollers DO NOT need any type of lubricant added, these are self-lubricating)

Inspection of track alignment; the track should measure a minimum of 3/8" from the edge of the door. Back hang angle and sway braces should be tight and secure.

Date Serviced	Tech Initials	Date Serviced	Tech Initials

Torsion Springs

It is recommended that **ONLY a garage door service professional lubricate or adjust torsion springs.**

(Note: these components are under high tension and can cause severe injury.)

Date Serviced	Tech Initials	Date Serviced	Tech Initials

Weather-strip

Weather-stripping is made of vinyl and rubber materials and should be cleaned with an all-purpose vinyl cleanser.

Lubricate the flexible weather-stripping every two months (more frequently for high usage doors) with a silicon based lubricant. (Do not use petroleum- based oils as this will cause loss of elasticity. Petroleum attacks the rubber and decreases its flexibility.)

(Note: It is not recommended to paint over the flexible portion of the weather-strip.)

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Automatic Garage Door Operator

Lightly lubricate the operator track and trolley. Read the instructions provided by the manufacturer of the operator carefully as special lubricants may be recommended.

Disconnect the operator and raise and lower the door by hand using the lift handle supplied several times.

A properly balanced spring and door system will balance at all intervals of operation. (Note: If you have difficulty opening the door, your opener will have the same difficulty. Should the spring system need any necessary adjusting **this is to be performed by a garage door service professional.**)

Many garage door operators can be equipped with accessory safety devices. Consider adding an electric eye or edge sensor as an extra measure of safety to protect against entrapment. Check operator compliance with commercial UL325.

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Safety Precautions

Your door is constructed of high quality components to provide years of continued service. Since it is a large moving object, periodic maintenance along with the following cautionary directions should be observed to ensure safe and reliable operation:

- Should your door become hard to operate or completely inoperative, it is recommended that a garage door service professional be contacted.
- Do not operate the door if you can not see the door.
- Operate door only when it is properly adjusted and free of obstructions.
- Door is constantly under extreme spring tension. Repairs and adjustments, especially to cables and spring assembly, can be hazardous and should be performed by garage door service professional.
- Avoid standing in open doorway or walking through doorway while door is moving.