

# COMMERCIAL MAINTENANCE SCHEDULE

Your garage door opener will perform best and last the longest if you take time to service your garage door. A simple door balance check once a month will ensure your door is not causing stress to the opener, and annual lubrication of the door and opener will ensure the smoothest operation possible. Follow this standard maintenance schedule to obtain the longest possible life from your Chamberlain garage door opener



## WARNING

To prevent possible SERIOUS INJURY or DEATH:

- ALWAYS call a trained door system technician if your garage door binds, sticks, or is out of balance. An unbalanced garage door may not reverse when required.
- NEVER try to loosen, move or adjust garage door, door springs, cables, pulleys, brackets or their hardware, all of which are under EXTREME tension.

## ONCE A MONTH

### Test the balance and alignment of the door

1. With the door closed, disconnect the garage door from the garage door opener, by pulling the red manual release rope straight down and then back toward the motor unit. With the door disconnected from the opener you should be able to open and close the door easily with one hand. The door should be lightweight and operate smoothly in both the up and down direction. If the door sticks or binds the door is out of alignment and will need to be serviced by a professional.
2. Open the door half way and then release the door. The door should remain in place completely supported by the springs. If the door begins to fall towards the floor or starts to rise upwards, the door is out of balance and will need to be serviced by a professional.

### Test the Safety Reversal System

1. With the door fully open, place a one-inch board (or a 2x4 laid flat) on the floor, centered under the garage door.
2. Operate the door in the down direction. The door must reverse upon striking the obstruction. If the door stops on the obstruction, it is not traveling far enough in the down direction. Increase the DOWN limit (located on the side of the overhead motor unit) by turning the DOWN limit adjustment screw counterclockwise (opposite of arrow) 1/4 turn. (For openers with programmable travel limits, see
3. Repeat the test.
  - On a sectional door, make sure limit adjustments do not force the door arm beyond a straight up and down position.
  - When the door reverses on the one-inch board (or a 2x4 laid flat), remove the obstruction and run the opener through 3 or 4 complete travel cycles to test adjustment.
  - If the door will not reverse after repeated adjustment attempts, call for professional garage door service.
  - Repeat this test once a month and adjust as needed.



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## **ONCE A YEAR OR 20,000 CYCLES**

### **Lubricate moving parts.**

1. Use a small amount of white lithium based lubricant to lube the door's rollers, bearings and hinges.
2. You may also lubricate the frame of the house where the garage door contacts the wood with a regular wax candle. This will help the door slide easier against the house while opening and closing.

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## **ONCE EVERY 3-4 YEARS**

Re-lubricate the garage door opener rail. Using a clean rag, wipe away existing lubrication from the center rail and reapply a small layer of lubrication. We recommend using a white lithium based grease for all lubrication purposes.



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