COMMERCIAL & RESIDENTIAL GARAGE DOOR DIVISION

DASMA TECHNICAL DATA SHEET

#167

Door & Access Systems Manufacturers Association International

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Residential Sectional Garage Door and Electric Operator Checklist for Home Inspectors and Consumers

Introduction

The garage door systems industry recognizes the important safety role played by home inspectors. This checklist intends to help home inspectors maximize the value of their service to homeowners and home buyers.

This checklist covers a basic inspection of a residential sectional garage door connected to an automatic garage door operator.

⚠WARNING

Serious Injury or Death May Occur

- **Keep people clear of the opening while the door is moving.**
- Springs and spring hardware are under high tension. **If a spring is broken, do not operate the door until the spring is replaced. Do not try to remove, repair or adjust springs or any door parts or mounting surfaces,** such as wood blocks, steel brackets, cables or other like items. Because of potential dangers involved, all repairs and adjustments must be performed by a trained door systems technician using proper tools and instructions.
- Proper operation of the door, operator and entrapment protection is dependent on a balanced door, an effectively working operator, and effectively working entrapment protection.

If you answered "no" to any of the checklist questions, or encounter a problematic situation with the door, you should urge the homeowner to contact a trained door systems technician for a consultation.

Items Needed

This 10-point inspection can be performed in about 15 minutes. To conduct the inspection, you should have (1) a tape measure, (2) a flashlight, (3) a 1 ½" solid object such as a 2x4 piece of wood at least six inches long, and if available, (4) a garage door remote control. Depending on the height of the door, (5) a ladder or step stool may also be helpful.

CAUTION: The steps on the following checklist should be performed in order as listed.

Note: Technical Data Sheets are information tools only and should not be used as substitutes for instructions from individual manufacturers. Always consult with individual manufacturers for specific recommendations for their products and check the applicable local regulations.

This Technical Data Sheet was prepared by the members of DASMA's Commercial & Residential Garage Door Division Technical Committee. DASMA is a trade association comprising manufacturers of rolling doors, fire doors, grilles, counter shutters, sheet doors, and related products; upward-acting residential and commercial garage doors; operating devices for garage doors and gates, sensing devices, and electronic remote controls for garage doors and gate operators; as well as companies that manufacture or supply either raw materials or significant components used in the manufacture and installation of the Active Members' products.

Sectional Garage Door and Electric Operator Checklist for Home Inspectors and Consumers			
Item	**Description**	**Yes**	**No**
1. Manual Release Handle	**Does the door have an acceptable means of manually detaching the door from the operator?** Begin inside the garage, with the door fully closed. Check for a manual release handle, i.e., a means of manually detaching the door from the door operator. UL 325 requires that the handle (or gripping surface) be colored red and be easily distinguishable from the rest of the operator system. The handle should be easily accessible and no more than six feet above the garage floor while clearing vehicles.	☐	☐
2. Warning Labels	**Are the following warning labels present:**		
	a. A spring warning label attached to the back of a door panel;	☐	☐
	b. A general warning label attached to the back of a door panel;	☐	☐
	c. A warning label attached to the wall in the vicinity of the wall control button and;	☐	☐
	d. Two warning labels attached to the door in the vicinity of the bottom corner brackets. [NOTE: some doors have tamper-resistant bottom corner brackets that will not require these warning labels.]	☐	☐
3. Door Panels	a. **Are the door panels free of any signs of fatigue?**	☐	☐
	b. **Are the door panels free of any signs of cracking?**	☐	☐
	c. **Are the door panels free of any signs of separation of materials?** From inside and outside the garage, with the door fully closed, check the condition of the door panels. NOTE: If the answer is "no", the door could present a hazardous condition that should be inspected by a trained door systems technician before proceeding with this inspection.	☐	☐
4. Door Operation	**a. Are there handles or suitable gripping points on both the inside and outside of the door?**	☐	☐
	b. Are these handles clear of all pinch points?	☐	☐
	c. Does the door move freely, without difficulty, and not more quickly than force applied?	☐	☐
	d. Do the rollers say in the track during operation?	☐	☐
	e. Does the door stay in the fully open position?	☐	☐
	f. Does the door stay in the partially open position 3-4 feet above the floor? With the door fully closed, pull the manual release to disconnect the door from the operator. Without straining yourself, manually lift the door by grasping the door in a safe place where your fingers cannot be pinched or injured. Raise the door to the fully open position, then lower to the halfway open position, then close the door. Answer the questions above. If any of the answers is no, the door system should be inspected b y a trained door systems technician before you proceed with the inspection. If all answers are yes, reconnect the door to the operator.	☐	☐
5. Wall Station Push-Button	**a. Does the garage door have at least one working wall-mounted push button?**	☐	☐
	b. Are all push-buttons mounted in clear view of the door, safely away from all door moving parts?	☐	☐
	c. Are all push-buttons mounted at least five feet above any adjacent walking surfaces to keep them out of the reach of children?	☐	☐

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6. Photoelectric Sensors Location	**a. If present, is the beam no higher than six inches above the floor?** **b. If not present, can it be verified by the door operator manufacturer that photoelectric sensors are not necessary?** [Federal law states that residential garage door operators manufactured after 1992 must be equipped with photoelectric sensors or some other safety-reverse feature that meets UL 325 standards.] Photoelectric sensors will typically be found near the floor, mounted to the left and right sides at the bottom of the door opening. Measure the vertical distance between the photo-sensor beam and the floor. NOTE: If no photoelectric sensors are present, refer to the garage door operator instruction manual for entrapment protection information or recommend contact with a trained door systems technician. The operator should be replaced if entrapment protection features are not present.	☐ ☐	☐ ☐
7. Photoelectric Sensors Reversal Test	**Does the door immediately reverse and return to the fully open position?** Standing inside, the garage, but safely away from the path of the door, use the remote control or wall button to close the door. As the door is closing, wave an object in the path of the photoelectric sensor beam.	☐	☐
8. Spring and Hardware Inspection	**Are all hardware parts securely and appropriately attached?** With the door in the closed position, **visually** inspect the springs for damage. Visually check the door hinges, brackets and fasteners. If the door has an operator, check that the method of connecting the operator to the door and to the garage walls is secure. If the door has operator reinforcement, check that the reinforcement is securely attached to the door.	☐	☐
9. Spring Containment	**Are counterbalance springs and their attachment components restrained by a cable or shaft?** The counterbalance system is usually comprised of torsion springs, mounted above the door header, or extension springs, which are usually found next to the horizontal tracks. When springs break, containment helps to prevent broken parts from flying dangerously in the garage. Torsion springs are already mounted on a shaft, which inherently provides containment. If the door has extension springs, verify that spring containment is present. Extension springs should be contained by a secure cable running through the center of the springs.	☐	☐
10. Contact Reversal Test	**When the door contacts a 2'x4' laid flat, does the door automatically reverse direction and return to the fully open position?** This check applies to doors with operators. Begin this test with door fully open. Under the center of the door, place a 1-½" solid object such as a 2'x4' piece of wood flat on the floor, in the path of the door. Standing inside, the garage, but safely away from the path of the door, use remote control or wall button to close the door. **(NOTE: The door may need servicing, based on findings in Item #3, 4, 6, 7, 8 or 9 above, before this test is conducted.)**	☐	☐

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