

NOTE: Owners must *always* request written approval from the Strata Council PRIOR to undertaking any exterior repairs or renovations.

Garage Door Replacement (Following information provided by home owner Nancy Walshe Unit #23)

We have just had to replace our garage door. I believe ours is the first in the Strata to completely fail - the basic structure had weakened and the panels were so cracked that they fell apart. During this process we have learned a few things about garage doors which I thought I'd share on the website. Please feel free to add any points - I am by no means an expert!

1. Our Strata's steel garage doors have a life expectancy of about 15 years. The quality of the installed doors was not the top of the line as it used a thinner gauge steel.
2. Repair and replacement of garage doors is the responsibility of the home owner.
3. Prior to replacing the garage door the home owner needs to request approval from the Strata Council prior to replacing the door. Council requires confirmation of the replacement's make, model and color, as the new door must have the same outer appearance and color.
4. Depend-a-dor was a great company to deal with - professional, reliable and prompt. We recommend them without reservation. Tel (250) 383-4225.
5. The replacement door which is now installed looks the same as the old door on the exterior but is a better quality with a fully insulated interior and a stronger gauge steel frame. Plates on the inside reinforce the door for strength. They also installed weather stripping which will make the garage cooler in the summer, warmer in the winter and protect the garage from bugs and creepy-crawly things.



6. We paid \$1705 for the replacement of the door including installation and tax. The Model is 16' x 7' Westgate G T 118, Stocton top in centre. The weather stripping options costs approximately \$2.50 a foot, however, I believe it is included if a new door is installed.
7. If your door is sagging, Depend-a-dor can install steel reinforcement bars which span the width of the door. I believe they cost about \$50 but not sure if that is 'installed' or not.
8. An annual maintenance call by Depend-a-dor costs \$80. The installer recommended a product called "Fluid Fill" (available at hardware stores) for oiling the hinges. Use this if your door is squeaky or noisy.

Here is a quote from them regarding maintenance:

"The door and opener should be serviced annually. We cover the install and materials for a year. The actual door face is lifetime warranty against rust and 3 years against delamination of the insulation from the interior steel skin. Springs, rollers etc. are also 1 year from the manufacturer. A light spray lube applied to any moving part of the door is something the home owner can do as a preventative maintenance. If you require any further information regarding the door the manufacturer's website is www.nwdusa.com. The door is under the Thermatech header."

Finally, here is the maintenance blurb from the above website regarding proper maintenance.

GENERAL MAINTENANCE INSTRUCTIONS FOR SECTIONAL GARAGE DOORS AND HARDWARE:

- LUBRICATE ROLLERS WITH 30W OIL
- LUBRICATE HINGES WITH AEROSOL SPRAY LUBE
- CHECK ALL FASTENERS AND TIGHTEN AS NECESSARY
- CHECK PRINT ON DOOR SECTIONS FOR WEAR
- CHECK GLAZING BEAD (IF USED) FOR FIT AND FUNCTION
- CHECK GENERAL OPERATION OF DOORS FOR OVERALL FUNCTION INSPECT TRUSSING, IF USED, FOR DAMAGE AND TIGHTEN ALL FASTENERS AS REQUIRED

TRACKS:

- CHECK TRACKS FOR DAMAGE AND REPLACE AS REQUIRED
- TIGHTEN ALL FASTENERS AS REQUIRED
- CHECK BACK HANG FOR RIGIDITY AND TIGHTEN ALL FASTENERS
- CHECK PULL DOWN ROPES FOR WEAR AND REPLACE AS REQUIRED

SPRING ASSEMBLY:

- INSPECT CABLES FOR SIGNS OF WEAR, REPLACE AS REQUIRED
- INSPECT DRUMS FOR SIGNS OF WEAR, REPLACE AS REQUIRED
- CHECK DOOR BALANCE, IF MOTOR OPERATED DISENGAGE MOTOR OPERATOR, PER THE MANUFACTURES INSTRUCTIONS AND OPERATE THE DOOR MANUALLY
- IF SPRING ADJUSTMENT IS REQUIRED REFER TO INSTALLATION INSTRUCTIONS FOR PROPER ADJUSTMENT NEVER ATTEMPT SPRING ADJUSTMENT UNLESS YOU ARE EXPERIENCED IN DOOR INSTALLATION, SEVERE INJURY COULD RESULT
- CHECK ALL FASTENERS FOR TIGHTNESS
- LUBRICATE SPRINGS WITH AN AEROSOL TYPE SPRAY LUBE OR A LIGHT FILM OF OIL

GENERAL:

- MAKE SURE ALL ORIGINAL WARNING TAGS AND STICKERS ARE STILL IN PLACE AND LEGIBLE
- INSPECT PERIMETER SEALS FOR WEAR AND REPAIR OR REPLACE AS NECESSARY
- IF THE DOOR IS ELECTRICALLY OPERATED REFER TO THE MANUFACTURERS INSTRUCTIONS FOR MAINTENANCE
- ALL MAINTENANCE SHOULD OCCUR ANNUALLY OR EVERY 5000 CYCLES WHICH EVER COMES FIRST, UNLESS NOTED OTHERWISE REFER TO THE ORIGINAL DOOR INSTALLATION INSTRUCTIONS

IMPORTANT; ALL WORK ON THESE DOORS SHOULD BE DONE BY A TRAINED PROFESSIONAL