Garage Door Maintenance Checklist: Opener Safety and Tracks

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Door, opener, and service date

SERVICE DATE

PROPERTY ADDRESS

DOOR LOCATION

DOOR TYPE

OPENER BRAND

OPENER BRAND AND MODEL

DOOR BRAND AND MODEL

SPRING TYPE

LAST PROFESSIONAL SERVICE

LAST MONTHLY REVERSE TEST

SERVICED BY

Photo-eyes and sensors

Item	Done	Skip	N/A	Notes
Photo-eyes or edge sensor present and not bypassed	☐	☐	☐	
Sensor beam no higher than 6 inches above the floor	☐	☐	☐	
Sensors face each other and LEDs glow steadily	☐	☐	☐	
Lenses clean and the beam path clear	☐	☐	☐	
Block-beam test: door will not close, or it reverses	☐	☐	☐	

Contact auto-reverse

Item	Done	Skip	N/A	Notes
2x4 or 1-1/2 inch contact reverse test	☐	☐	☐	
Door reverses and returns fully open, not just stops	☐	☐	☐	
Retest after any force or travel change	☐	☐	☐	
If the test fails, opener taken out of service	☐	☐	☐	
Opener has a reversing system (post-January 1991)	☐	☐	☐	

Door balance and emergency release

Item	Done	Skip	N/A	Notes
Emergency release pulled with the door closed	☐	☐	☐	
Door stays put when raised about 3 feet	☐	☐	☐	
Door moves freely by hand, no bind or stick	☐	☐	☐	

Opener reconnected and the carriage engaged	☐	☐	☐	
Emergency release is red, obvious, and reachable	☐	☐	☐	
No one goes under a stopped, partially open door	☐	☐	☐	

Tracks, rollers, and hardware

Item	Done	Skip	N/A	Notes
Tracks visually straight, brackets tight to the wall or jamb	☐	☐	☐	
Rollers stay in the track through a full cycle	☐	☐	☐	
Hinges, brackets, and visible fasteners checked	☐	☐	☐	
Rollers, bearings, and hinges lubricated	☐	☐	☐	
Door panels checked for cracks, dents, or separation	☐	☐	☐	

Springs visual only

Item	Done	Skip	N/A	Notes
Springs, cables, and drums looked at with the door closed	☐	☐	☐	
No broken spring; door not operated if a spring is broken	☐	☐	☐	
Extension springs have a containment cable (if extension type)	☐	☐	☐	
No owner adjustment of torsion springs or spring hardware	☐	☐	☐	

Controls, labels, and batteries

Item	Done	Skip	N/A	Notes
Wall control in sight of the door, at least 5 feet up	☐	☐	☐	
Remotes and wall button kept away from children	☐	☐	☐	
Entrapment warning label still by the wall control	☐	☐	☐	
Remote and keypad batteries checked or replaced	☐	☐	☐	
Battery backup tested if one is installed	☐	☐	☐	
Opener head high enough, cord and outlet in good order	☐	☐	☐	

Service log and sign-off

SERVICE NOTES

PARTS REPLACED

NEXT MONTHLY SAFETY TEST DUE

NEXT PROFESSIONAL SERVICE DUE

SERVICE RESULT

SIGNATURE

TIME SIGNED

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.