



**OPERATION AND MAINTENANCE OF  
RESIDENTIAL STEEL DOORS**



1. Operate door only when properly adjusted and free of obstruction. Always check for visual damage.
2. Door is always under extreme spring tension. Repairs and adjustments, **ESPECIALLY TO CABLES AND SPRINGS**, can be hazardous and should be performed by qualified Windsor Republic Door installers.
3. If the door is now or later becomes electronically operated, pull rope must be removed.
4. Avoid standing in open doorway or walking through while the door is moving.
5. Should the door become hard to operate or completely inoperative, it is recommended that a qualified Windsor Republic Door Distributor be contacted.
6. Never operate the door until the entire opening and track or guides are free of obstructions.
7. Be sure that any locking mechanism is removed or disengaged on motor operated doors.
8. For doors that are chain hoist operated – lift door slowly and maintain an even door travel speed. Never attempt to operate the door at a high speed. Pull door down steadily and maintain control over the speed.



## QUATERERLY PREVENTATIVE MAINTENANCE AND INSPECTION

### **WARNING**

**Do not attempt any adjustments or repairs of springs, spring fittings, cables, cable drums or bottom brackets.**

**Severe injury or death could result. These items are under extreme tension and should be considered dangerous.**

**A qualified Windsor Republic Door Distributor should perform any required work.**

- Inspect lift cables and replace any cables that are fraying.
- Check all hardware and tighten fasteners as necessary.
- Check cable drums and spring fittings for fracture and visible wear. (If any are detected, they must be replaced.)
- Manually operate the door. Check for proper balance, smooth operation and inspect for fatigued or cracked hinge components. (Note: If the door has an operator installed on it, disconnect before the in inspection.)
- Apply a small amount of SAE 30 weight oil to the top of the torsion springs. Cycle the door at least 3 times to evenly distribute the oil.
- Inspect the rollers for wear and have them replaced as necessary.

## ANNUAL PREVENTATIVE MAINTENANCE AND INSPECTION

- Inspect the weather stripping on the bottom, sides and header. Have damaged or worn components replaced.

- **Contact you local Windsor Republic Door and operator Distributor for a professional annual inspection and maintenance review.**



## **PAINING AND PREPERATION OF STEEL DOORS**

### **SURFACE PREPERATION**

- 1. Remove residual contamination with a hand brush and water, solution of ½ cup laundry detergent per five gallons of warm water. Scrub to remove soil, oil, grease and chalking. Rinse clean with water.**
- 2. To use power spray, use solution of ½ cup laundry detergent to five gallons of warm water. Scrub to remove soil, oil, grease and chalking. Rinse clean with water.**

### **PAINING RECOMMENDATION**

- 1. Paint all surfaces with two (2) coats of a high quality latex base exterior paint.**