



**DASMA**  
Door & Access Systems  
Manufacturers Association  
International

COMMERCIAL & RESIDENTIAL GARAGE DOOR DIVISION

# TECHNICAL DATA SHEET

## #167

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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 critical safety role of home inspectors. This checklist is intended 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 when applicable.

### **⚠ 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.
- Safe and 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 answer “No” to any of the checklist questions, or encounter a problematic situation with the door, stop the inspection and urge the homeowner to contact a trained door systems technician for an inspection and repair.

The checklist is separated into Parts A and B. Part A is utilized for the door inspection only. Parts A and B both are utilized if an electric operator is installed.

### Items Needed

The inspection can be performed in about 15 minutes. To conduct the inspection, you should have (1) a tape measure, (2) a flashlight, (3) a 1½” high 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.

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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.

**NOTE:** The steps in the following checklist should be performed in the order listed.

Part A. Sectional Garage Door Checklist		Yes	No
Item	Description		
1. Warning Labels	<p>From inside the garage with the door fully closed, check if the following warning labels are present.</p> <p><b>a. Is a spring warning label attached to the spring or spring bracket?</b></p> <p><b>b. Is a general warning label attached to the back of a door section?</b></p> <p><b>c. Are two warning labels attached to the door in the vicinity of the bottom corner brackets?</b>                      (NOTE: Some doors have tamper-resistant bottom corner brackets that will not require these warning labels.)</p>	<input type="checkbox"/>   <input type="checkbox"/>   <input type="checkbox"/>	<input type="checkbox"/>   <input type="checkbox"/>   <input type="checkbox"/>
2. Spring and Hardware Inspection	<p>From inside the garage with the door fully closed, <b>visually</b> inspect the springs for damage. Visually check the door hinges, brackets, and fasteners. If the door has an operator, check that the methods of connecting the operator to the door and the garage wall are secure. If the door has operator reinforcement, check that the reinforcement is securely attached to the door.</p> <p><b>Are all hardware parts securely and appropriately attached and damage free?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>
3. Spring Containment	<p>The counterbalance system usually comprises torsion springs mounted above the door header or extension springs found next to the horizontal tracks. When springs break, containment helps to prevent broken parts from flying dangerously in the garage. Torsion springs are mounted on a shaft, which inherently provides containment. If the door has extension springs, verify that the springs are contained by a secure cable running through the center of the springs. Check this from inside the garage with the door fully closed.</p> <p><b>Are counterbalance springs and their attachment components restrained by a cable or shaft?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>
4. Door sections	<p>From inside and outside the garage, with the door fully closed, check the condition of the door sections.</p> <p><b>a. Are the door sections free of any signs of fatigue?</b></p> <p><b>b. Are the door sections free of any signs of cracking?</b></p> <p><b>c. Are the door sections free of any signs of separation of materials?</b></p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
5. Locking Device	<p><b>When applicable, is the locking device operational?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>

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Part A. Sectional Garage Door Checklist (continued)			
Item	Description	Yes	No
6. Door Operation  (Note: If an operator is present, complete this section under Part B, Electric Operator Checklist.)	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.		
	a. Are there handles or suitable gripping points on both the inside and outside of the door?	<input type="checkbox"/>	<input type="checkbox"/>
	b. Are these handles clear of all pinch points?	<input type="checkbox"/>	<input type="checkbox"/>
	c. Does the door move freely, without difficulty, and not more quickly than force applied?	<input type="checkbox"/>	<input type="checkbox"/>
	d. Do the rollers stay in the track during operation?	<input type="checkbox"/>	<input type="checkbox"/>
	e. Does the door stay in the fully open position?	<input type="checkbox"/>	<input type="checkbox"/>
	f. Does the door stay in the partially open position 3-4 feet above the floor?	<input type="checkbox"/>	<input type="checkbox"/>

Part B. Sectional Garage Door Electric Operator Checklist (if operator provided)			
Item	Description	Yes	No
7. Warning Label	From inside the garage with the door fully closed, check if the below warning label is present.  <b>Is an Entrapment Warning label attached to the wall nearby the wall-mounted control button?</b>	<input type="checkbox"/>	<input type="checkbox"/>
8. Manual Release Handle	From 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.  <b>Does the door have an acceptable means of manually detaching the door from the operator?</b>	<input type="checkbox"/>	<input type="checkbox"/>
9. Wall-mounted control button	From inside the garage with the door fully closed, locate the wall-mounted control button.		
	a. Are all control buttons mounted in clear view of the door, and safely away from all moving parts of the door?  b. Are all control buttons mounted at least five feet above any adjacent walking surfaces to keep them out of the reach of children?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
10. Locking Device	<b>Is the manual locking device disabled, or if an electrical locking device is present is it operational?</b>	<input type="checkbox"/>	<input type="checkbox"/>

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Part B. Sectional Garage Door Electric Operator Checklist (if operator provided) (continued)			
Item	Description	Yes	No
11. Door Operation – Manual	<p>From inside the garage with the door fully closed, pull the manual release to disconnect the door from the operator. <b>(CAUTION: Whenever disengaging an operator, the door may unexpectedly begin to open.)</b> 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 and reconnect the door to the operator.</p> <p>a. Are there handles or suitable gripping points on both the inside and outside of the door?</p> <p>b. Are these handles clear of all pinch points?</p> <p>c. Does the door move freely, without difficulty, and not more quickly than force applied?</p> <p>d. Do the rollers stay in the track during operation?</p> <p>e. Does the door stay in the fully open position?</p> <p>f. Does the door stay in the partially open position 3-4 feet above the floor?</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
12. Door Operation – Operator	<p>From inside the garage with the door fully closed, locate the wall-mounted control button and open the door and close the door.</p> <p>a. Does the garage door operator have at least one working control button?</p> <p>b. Does the door fully open and stop above the opening?</p> <p>c. Does the door fully close and rest on the floor with no gap?</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
13. Electrical Receptacle Outlet	<p><b>Is a self-grounding or GFCI electrical receptacle outlet within cord length of the operator?</b></p> <p>(NOTE: If the answer is “No”, recommend that an electrician install a receptacle outlet near the operator. <b>Use of extension cord is not permitted.</b>)</p>	<input type="checkbox"/>	<input type="checkbox"/>
14. Photoelectric Sensors Location	<p><i>(Federal law states that residential garage door operators manufactured after 1992 must be equipped with inherent force sensing – see Item 16 – and secondary protection such as photoelectric sensors or some other safety-reverse feature that meets UL 325 standards.)</i></p> <p>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. The operator should be replaced if entrapment protection features are not present.)</p> <p>a. If present, is the beam no higher than six inches above the floor?</p> <p>b. If not present, can it be verified by the door operator manufacturer that an alternate means of secondary entrapment protection is used?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

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Part B. Sectional Garage Door Electric Operator Checklist (if operator provided) (continued)			
Item	Description	Yes	No
15. Photoelectric Sensors Reversal Test	<p>With the door fully open, while standing inside the garage but safely away from the path of the door, use a remote control or a wall-mounted control button to close the door. As the door is closing, wave an object in the path of the photoelectric sensor beam.</p> <p><b>Does the door reverse and return to the fully open position?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>
16. Contact Reversal Test	<p><b>(NOTE: The door may need servicing, based on findings in Door Checklist item 2, 3 or 4, or Electric Operator Checklist item # 8, 9, 11, 13, or 14, before this test is conducted.)</b></p> <p>Begin with the door fully open. Under the center of the door, place a 1½" high solid object, such as a 2x4 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 a remote control or a wall-mounted control button to close the door.</p> <p><b>When the door contacts a 2'x 4' laid flat, does the door reverse direction and return to the fully open position?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>
17. Battery Backup Test	<p>If applicable, test the battery backup feature of the operator. With the door in a closed position, unplug the operator from the electrical receptacle and use the wall-mounted control button or remote control to operate the door both up and down.</p> <p><b>Does the door function without being connected to the electrical receptacle?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>

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