



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

COMMERCIAL & RESIDENTIAL GARAGE DOOR DIVISION

# TECHNICAL DATA SHEET

## #167

1300 Sumner Avenue  
Cleveland, Ohio 44115-2851  
Phone: 216-241-7333 • Fax: 216-241-0105  
E-mail: [dasma@dasma.com](mailto:dasma@dasma.com)

## 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 if provided.

### **⚠ 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 answer “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.

The checklist is separated into Parts A & B. Part A is utilized for the door inspection only. Part B is 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 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 in the following checklist should be performed in the order listed.**

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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.

<b>Part A. Sectional Garage Door Checklist for Home Inspectors and Consumers</b>			
<b>Item</b>	<b>Description</b>	<b>Yes</b>	<b>No</b>
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. A spring warning label attached to the spring or spring bracket;</b></p> <p><b>b. A general warning label attached to the back of a door panel; and</b></p> <p><b>c. Two warning labels attached to the door in the vicinity of the bottom corner brackets.</b></p> <p>[NOTE: some doors have tamper-resistant bottom corner brackets that will not require these warning labels.]</p>	<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 to 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?</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 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. 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 Panels	<p>From inside and outside the garage, with the door fully closed, check the condition of the door panels. [NOTE: If the answer is “no” to any of the questions, the door could present a hazardous condition that should be inspected by a trained door systems technician.]</p> <p><b>a. Are the door panels free of any signs of fatigue?</b></p> <p><b>b. Are the door panels free of any signs of cracking?</b></p> <p><b>c. Are the door panels free of any signs of separation of materials?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>
5. Locking Device	<b>Is the locking device operational?</b>	<input type="checkbox"/>	<input type="checkbox"/>

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<p>6. Door Operation (Note: If operator present, complete this section under the Electric Operator checklist.)</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>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p><b>Part B. Sectional Garage Door Electric Operator Checklist (if operator provided) for Home Inspectors and Consumers</b></p>			
Item	Description	Yes	No
<p>1. Warning Label</p>	<p>From inside the garage with the door fully closed, check if the above warning label is present. <b>A warning label attached to the wall in the vicinity of the wall control button.</b></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>2. Manual Release Handle</p>	<p>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></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>3. Wall Station Push-Button</p>	<p>From inside the garage with the door fully closed, locate the wall station push-button and open the door, then close the door.</p> <p>a. Does the garage door have at least one working wall-mounted push button?</p> <p>b. Are all push-buttons mounted in clear view of the door, safely away from all door moving parts?</p> <p>c. Are all push-buttons mounted at least five feet above any adjacent walking surfaces to keep them out of the reach of children?</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>4. Locking Device</p>	<p><b>Is the manual locking device disabled, or if an electrical locking device is present is it operational?</b></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>

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<p>5. Door Operation</p>	<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. Answer the questions above. If any of the answers to c. through f. is No, stop the inspection and recommend that the door system be inspected by a trained door systems technician. If all answers are yes, fully close the door and reconnect the door to the operator.</p> <p><b>a. Are there handles or suitable gripping points on both the inside and outside of the door?</b></p> <p><b>b. Are these handles clear of all pinch points?</b></p> <p><b>c. Does the door move freely, without difficulty, and not more quickly than force applied?</b></p> <p><b>d. Do the rollers stay in the track during operation?</b></p> <p><b>e. Does the door stay in the fully open position?</b></p> <p><b>f. Does the door stay in the partially open position 3-4 feet above the floor?</b></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Electrical Outlet</p>	<p><b>Is an electrical outlet within 3 feet of the operator?</b> (NOTE: If the answer is "No", recommend that an electrician install an outlet near the operator.)</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>7. Photoelectric Sensors Location</p>	<p><i>[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.]</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 or recommend contact with a trained door systems technician. The operator should be replaced if entrapment protection features are not present.]</p> <p><b>a. If present, is the beam no higher than six inches above the floor?</b></p> <p><b>b. If not present, can it be verified by the door operator manufacturer that photoelectric sensors are not necessary?</b></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>8. Photoelectric Sensors Reversal Test</p>	<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 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 immediately reverse and return to the fully open position?</b></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>

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9. Contact Reversal Test	<p>Begin with the door fully open. Under the center of the door, place a 1-½" 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 button to close the door.</p> <p><b>When the door contacts a 2'x 4' laid flat, does the door automatically reverse direction and return to the fully open position?</b></p> <p><b>(NOTE: The door may need servicing, based on findings in Door Checklist item #2, 3 or 4, or Electric Operator Checklist item # 2, 3, 5, 7 or 8, before this test is conducted.)</b></p>	<input type="checkbox"/>	<input type="checkbox"/>
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