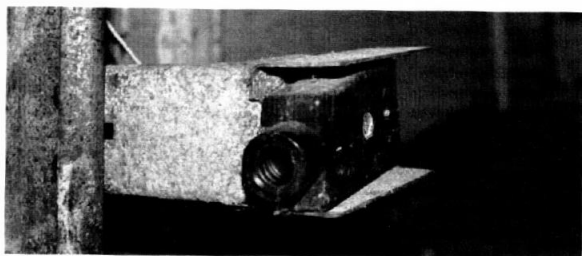


PROTECTING YOUR NEVADA INVESTMENT #031 - "DANGER LURKING IN YOUR GARAGE"

Garages are great to have but the US Consumer Products Safety Commission estimates that garage doors and opener systems result in 20,000 injuries every year. Quite a few of these result from home owners trying to repair the door springs on their own. These torsion springs are powerful and can whip the door cables around with great force. Other injuries result from the automatic reversing feature not functioning properly. Children and pets are particularly vulnerable to this kind of accident.

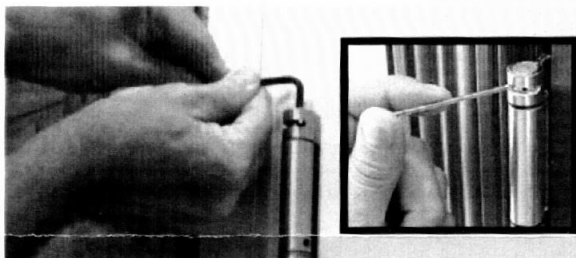


There are some regular maintenance routines that can keep your garage and garage door operating smoothly for many years. Probably the most important is lubrication. There are various lubricants specifically made for garage doors (never use WD-40 since it attracts dust and eventually cakes). Spray all the moving parts once a year.



You also want to check that your auto-reverse system works. To do this, you need to adjust the electric eye near the bottom on both sides of the door. Once

you have completed this adjustment, press the closer. You should attempt to stop the door from closing with your hand. If this is difficult, on the opener motor, you will find a small screw to adjust the tension.



You should also check the adjustment of the person door from the garage to the house. As a fire safety precaution, this door should automatically close and latch when held open and let go. If this doesn't work, it is a serious fire hazard. Adjusting the spring tension can be done with an allen wrench or a small pointed tool.

If you have an attic hatch, there are a couple of important considerations. First, this is also considered a fire hazard since it punctures the fire barrier between the garage and the house. When you eventually go to sell your house, it may be a requirement to seal this opening. The second issue is that if you store things in the attic space do not store plastics or flammables since the temperature often exceeds 150 degrees in an attic in Nevada.



BEST TO USE YOUR GARAGE DOOR

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