

YOUR GARAGE DOOR Repair or Replace?

INTRODUCTION

When your garage door doesn't function well, or detracts from your home's curb appeal, you may be considering whether to repair or replace it. A damaged part or panel may be replaceable, but there are some instances when replacing the entire door is a better option.

Read on to learn some of the most common reasons people replace garage doors, along with the features to consider in choosing a new door for your garage.

TOP CONSIDERATIONS FOR CHOOSING A NEW GARAGE DOOR

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5 REASONS TO REPLACE YOUR GARAGE DOOR

DATED OR "CHEAP" APPEARANCE – A utilitarian white metal door from the 1970s can be a real eyesore. Replacing that outdated door can improve the overall appearance of your home, and that simple upgrade averages an 87 percent return on your investment.

HEAT LOSS – In older homes, the wall that separates the garage from living space may lack adequate insulation. In the winter, if that wall feels colder than other walls in your home, you're probably losing heat through your garage. A new insulated garage door and additional wall insulation can reduce heat loss and lower heating bills.

DAMAGE – Old wood doors that are rotting or warping, rusted steel doors and badly dented aluminum doors should be replaced. When doors deteriorate, they can easily malfunction; warped doors, for example, could come off the tracks when opening or closing, which is a safety hazard.

MAINTENANCE COSTS – If your garage door is so old that springs, pulleys and rollers routinely malfunction, a new door is a wise investment. The cost of repeated emergency repairs can easily exceed the cost of a new door in a few years' time.

SECURITY – Many old garage doors are thin and lack sophisticated locks. A determined burglar can kick-in a thin door, drill through it to disable the lock or pick a lock in a matter of seconds. Older-model garage door openers may pose a security risk, too, as anyone with a remote opener using the same frequency can easily open the door. A new insulated door with a deadbolt lock and a new opener that uses rolling-code technology help fortify your home against break-ins.

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STYLE

If it's been awhile since you've shopped for garage doors, you might be surprised to learn that manufacturers have rolled out a variety of new garage door styles in recent years. Following are the three most common styles, along with their key features:

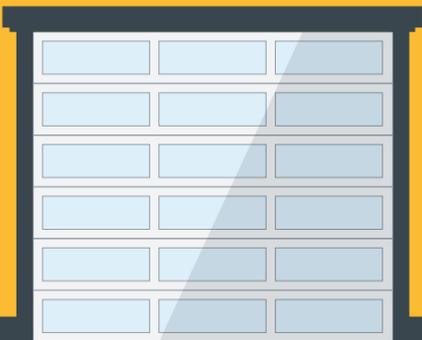


CARRIAGE HOUSE

Standard features: Façade resembles side-by-side carriage house doors, but most doors open on a track system as a single unit, like traditional doors; homeowners who wish to reproduce an authentic old-world feel may choose carriage house doors that swing outward

Customization: Custom designs can match architectural styles that include Art Deco, Craftsman, French Provincial and Tudor

Costs: Doors constructed to match a home's architectural style can be costly, due to details like multi-pane windows and decorative hinges; opener systems for true dual-open carriage doors are costlier than standard opening systems

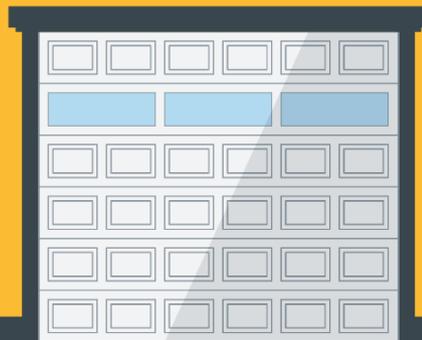


CONTEMPORARY/MODERN

Standard features: Clean lines, minimal visible hardware; may be constructed of a mix of steel, aluminum, glass and wood, with many doors consisting frosted glass panels from top to bottom; some models have an industrial look that mimics the look of a mechanic shop door

Customization: Fully customizable, with options such as off-center windows, exotic hardwoods, and electric roller-shutter opening, in which the door swings upward and outward, rather than rolling upward/inward on a track

Costs: Cost varies considerably depending on the door's construction



TRADITIONAL PANEL

Standard features: Raised or recessed rows of square or rectangular panels

Customization: The top row of panels may be glass, allowing for natural light inside the garage; wide range of sizes available

Costs: Generally more affordable than other styles

CONSTRUCTION MATERIALS

Garage doors are made from a variety of materials, each of which has its pros and cons. Generally, the most affordable doors offer the lowest degree of customization, but fully customized doors may be beyond what homeowners are willing to spend.



STEEL

Pros: Traditional panel steel doors are among the most affordable types of doors; they can be painted easily

Cons: Susceptible to dents, and to rust and corrosion



ALUMINUM

Pros: Lightweight, resistant to rust

Cons: Less durable than steel



VINYL

Pros: Dent-proof and scratch-proof; well insulated

Cons: May look out-of-place in homes with façades of natural brick, stone or real wood siding



WOOD

Pros: High degree of customization, in terms of architectural elements, type of wood and stains

Cons: Susceptible to termite damage; must be well-maintained and stained every one to two years to protect wood from water damage and weathering; lack insulation



WOOD COMPOSITE

Pros: Similar in appearance to solid wood doors, at a lower price point and with less upkeep; external veneer is wood, but the internal core is a mix of ingredients that could include steel, plastic, wood fiber, resin and insulation

Cons: May look inauthentic



FIBERGLASS

Pros: Lightweight, can mimic the look of wood

Cons: Door panels can break or crack upon strong impact or due to high winds or extreme cold

INNOVATIONS

One of the latest trends in garage door design is sliding barn-door styles that glide back and forth on a horizontal track that's parallel to the frame. Many homeowners love the rustic charm of these doors, but the difficulty of installing them increases their overall cost. These doors exert a lot of force on the garage framing, and the track must be securely anchored to studs to ensure the door operates smoothly. Some garage framing may be inadequate to support sliding doors. Contemporary doors with glass panels have become increasingly popular, too. Options for panels may include mirrored, tinted, frosted and clear glass, along with similar finishes in acrylic panels. Choosing tempered glass for panels in the bottom half of the door increases their durability.

WHAT TO LOOK FOR IN A GARAGE DOOR INSTALLER

When you're ready to purchase your new garage door, look for an installer that also offers maintenance and emergency service. A reputable garage door installer should provide services that include:

- Removal and replacement of old doors
- Insulation and weather-stripping
- Troubleshooting and repair of related technology, such as smartphone-based garage door openers and keypad entry
- Annual maintenance check-ups
- Recommendations for doors that best suit a home's style and construction
- On-call emergency response
- A warranty for parts and labor
- Reliable and accurate quotes for parts and services

Ready to get a quote for your new garage door?

Call Midwest Garage Doors Today!

317.483.0971

