

Garage Door Opener by Finn Home Inspectors

Garage door openers can be a serious hazard if installed or set incorrectly. Fortunately, there are safety devices to prevent injury, if installed correctly.

Door closure force has an adjustment that should stop AND reverse the door when it hits a reasonable resistance force. Your home inspector will check this if the door is operational and appears to be in good condition. If the door has been damaged and cannot be tested, it should be repaired and the service company should check the safe operation of the door.

Safety electric eyes need to be set within 6 inches of the floor, one on each side of the door. When the beam between them is interrupted (i.e. a small child or pet steps under the door) the door stops and reverses. These safety eyes are sometimes installed in absolutely useless areas. See photos below.

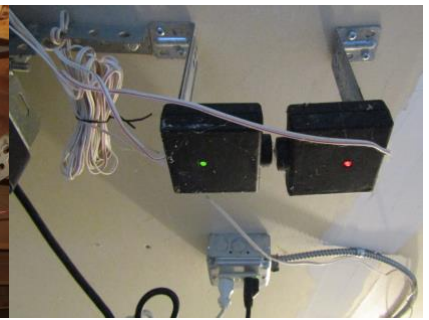
The button to control the door operation needs to be at least 5 feet above the floor or platform so a small child cannot reach.



Safety electric eyes installed above 6" is a defect.



Safety electric eyes installed on joists next to opener is a Safety Hazard and just plain stupid!



Another example of incorrect unsafe installation of sensors.



The garage door opener control button must be at least 5 feet from where one could stand, to avoid children from playing with the door. Control is at red arrow.