

# How to Increase Your Home's Value in a Flash

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Jason Watts – 08Feb17

### How does an extra 1-4% in value sound to you?

By replacing your garage door, this is possible, per a nationwide study by Stratamark Research. Many people think that the garage door is considered part of the background of a home, which couldn't be further from the truth.

Differentiating your home's front façade from the rest of the neighborhood can make all the difference in the world in a tough housing market, & it is guaranteed to give the Jones' something to talk about! 71% of homeowners surveyed believed that their door replacement increased their home's value.

Nationwide real estate agents were shown “before” and “after” photos of houses upgraded with new, stylish garage doors. The list price of the home was increased as much as 4 percent. That means a \$1800+ investment in a new garage door could raise the sale value of your home by as much as \$6,000 if you’re selling a \$150,000 home! Typical installation time can run from 2-5 hours, professionally installed.

There are many factors taken into consideration as far as materials, sizes, styles, finishes, & if needed – wind or insulation ratings. A relatively small percentage of Americans use their garages to park their vehicles, so if you are using it as an extra bedroom, an insulated door may be the right fit. Due to a surge in innovation, there are many options available today that weren’t 10 yrs ago. Prices start around \$500, and can reach several thousand dollars.

We do not recommend that you install the door yourself, as it may not be installed within code compliance, may be unsafe, or void the manufacturer’s warranty. No worries! That’s what your local professionals are for. Feel free to come and see some of our literature and material samples, or call to schedule an estimate.

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## **How Do You Know When It Is Time To Replace Your Garage Door?**



Raynor dealers see and solve a lot of problems with garage doors, often without replacing them. But sometimes after years of hard use, doors have simply suffered too much wear and tear. There may be some safety issues as well. If you are wondering if you should attempt to have your door repaired or replaced, here are some tips for knowing when it is definitely “time” for replacement.

### **If your garage door could talk**

It’s only natural that a garage door will pick up a few dings and dents over the years. If it could speak for itself, it may say that we all wouldn’t look so good if we had kids from three different homeowners using us as a baseball backstop or if we’ve had careless drivers get a little too close, too many times, with their bumpers.

These types of problems are often cosmetic and may be corrected, or at least masked fairly easily, with a fresh coat of paint. To determine if replacing your door for primarily cosmetic reasons is worth it, try our Design-A-Door visualizer to see how some of the newer door styles from Raynor might look on your home. Studies show that aesthetics is the No. 1 reason why a homeowner embarks on a home improvement project, so you may decide that enhanced curb appeal is more than

enough reason for an update.

CHECKLIST: You might want to replace if...

- You are unhappy with the overall appearance
- You are moving in near future and wish to update home resale appeal
- Your current door lacks modern features: poorly insulated, sections can pinch fingers, door doesn't reverse on contact with an object and generally doesn't have other updated functions

### **Telltale signs your door is beyond fixing**

Along with cosmetic issues or an obvious condition like the door simply won't operate and will need a new opener, there are some important functional matters about the door itself that you can easily check to help you decide if you should ask for "Sales" or "Service" when you call your Raynor dealer.

#### **1. Broken sections**

Splintered sections on wood doors and missing parts are easy to spot. Also check for these clues that your door should be replaced.

Problems:

- Loose or missing insert panels
- Deformed or badly dented sections that cause the door to fit poorly in the opening
- Rotted wood (on wood doors) with loose or missing hinges and rollers; screws no longer firmly attached
- Damaged lower section causing the door to sit unevenly on the floor
- Misaligned panels



Problems like these definitely affect the door's structural integrity and can also be an open invitation for rodents, insects or even burglars (not necessarily in order of preference!).

You may be able to have your Raynor dealer replace a broken section if the door model is still being manufactured. But if your door is quite old or there is more extensive damage, it is likely that it will make more sense to replace it.

## **2. Excessive vibration**



When you open and close the door, does it shimmy and shake (even without lively dance music playing)? That can be a sign of a host of problems affecting how the door moves on its tracks.

Problems:

- Rollers may be rusted and are no longer turning smoothly
- One or more rollers have popped out of the tracks
- Springs and cables may be broken or out of adjustment on one or both sides
- The door has broken or loose hinges, causing the door to

be out of square and unstable as it follows the tracks.

### **3. Noisy operation**



For some of the same reasons as above, you may notice that your door is getting louder as it is opened and closed. Other possible causes:

- Rollers and hinges haven't been lubricated
- Uneven side-to-side tension on the door
- Worn shaft bearings on the opener

### **4. Safety eyes not functioning**

While non-working photo eye sensors may not necessarily be the reason to replace your door or opener, they are critical to the safety of your family. If you think the sensors aren't doing their job, they should be checked and corrected by a Raynor garage door professional right away. The purpose of the sensors is to prevent the door from closing if something or someone is in the door opening.

How to tell if the sensors aren't working:

- When you press the remote, your door will begin to close even when there is an obstruction placed in the opening between the sensors. Test this by putting a garbage can or other object in the sensor path.
- The LED sensor lights are not on. Check to be sure they are both clean and are glowing. If one or both LED's are

not illuminated, there may be an alignment problem or damage. Try adjusting them slightly with your hand. If they come back on, the safety beam should be working again. Retest as described above.

### **5. Poor security – door can be broken into easily**

Older doors could be easier for intruders to force open. To keep your family safe and to protect your possessions, a new garage door and opener can be a strong line of defense. Equipped with latest safety features, a new door system adds multi-layered security of stronger panels and hardware, openers with fresh drive gears and new security coding that is tougher for uninvited guests to defeat.

Security checklist:

- Panels fit snugly in the opening and can't be spread easily from the frame to expose side latches or the top trolley release
- Door can't be opened easily with moderate force

Source:

<http://blog.raynor.com/repair-or-replace-your-garage-door>

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## **Before And After Images**

Here are some before and after shots of some of our installs both doors and shutters.









