

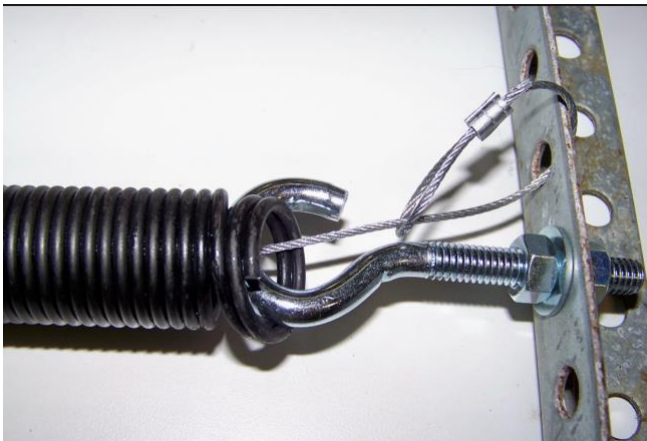
# Garage Door Springs by Finn Home Inspectors

There are two basic types of garage door springs used today, the tension spring and the torsion spring. Tension springs are two springs, one on each side of the door running along the upper door guide rails. The torsion springs are over the top of the door and have a steel bar inside, so when they break, they don't shoot off.

The tension spring can be a DEADLY HAZARD if not installed with a safety cable inside it. For when the spring breaks, with no safety cable, it can fly and literally maim or kill someone. The safety cable is a very strong braided steel cable that will keep the spring from flying when it breaks. Most springs will break at some point when the steel fatigues enough. See photo below of safety cable in the spring.

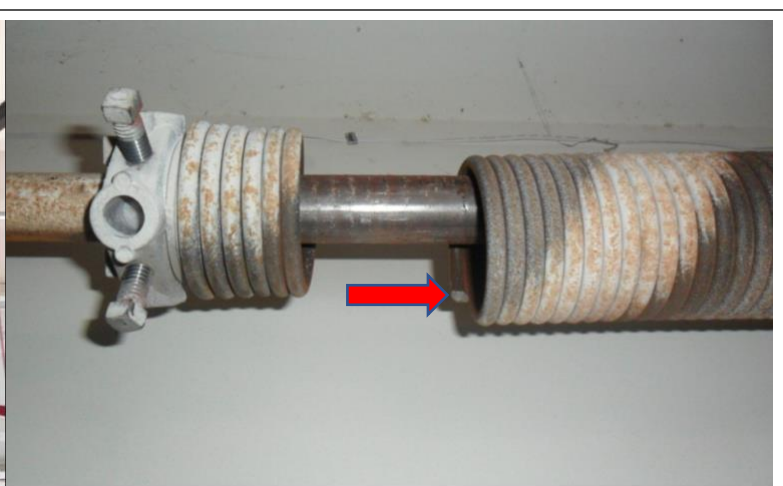
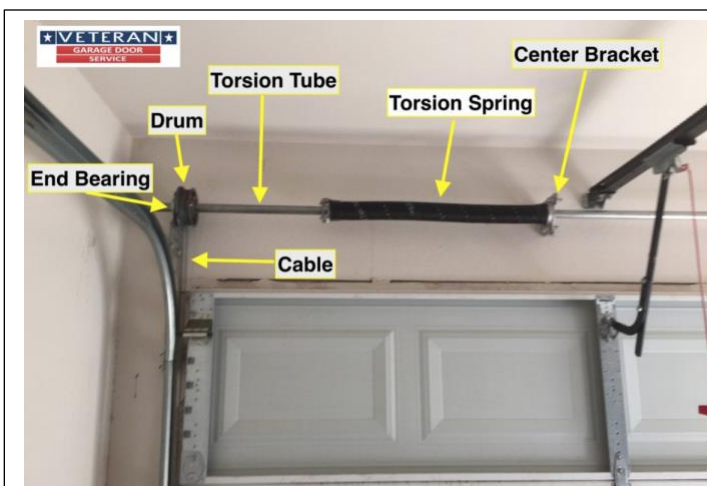
**IF ONE SPRING BREAKS REPLACE BOTH OR IF THERE ARE TWO DOORS ALL FOUR!!!** The springs are likely the same age and the second one is likely to fail soon.

If a spring is stretched, it needs to be replaced. It no longer has the same force as it did originally and this will cause one side of the door to have less counterweight force thus possibly damaging the door. It is also a sign of fatigue in the metal which could result in the spring breaking.



The left photo shows a steel cable secured at one end and entering the tension spring. The other end of the steel cable needs to be secured as well, to properly retain the spring when it breaks.

The right photo shows two springs, one has stretched and must be replaced. Note none of the springs have safety cables. It is advised to replace all springs if one stretches or breaks.



A torsion spring installation.

A broken torsion spring. Note spring retained from flying off due to center steel bar.