

The Genuine. The Original.



Overhead Door Co. of Edmonton™

COMMERCIAL & INDUSTRIAL PREVENTATIVE MAINTENANCE



(780) 801-3556



commercialservicequoting@overheaddoor.ca

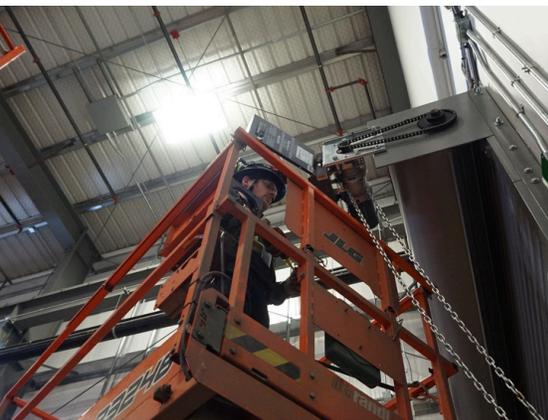


Protect Your Investment. Ensure Safety. Minimize Downtime.

Your commercial doors are vital to your daily operations. A sudden failure can mean lost revenue, security risks, and expensive emergency repairs. Our PM program is designed to catch small issues before they become major failures, extending the lifespan of your equipment and ensuring your facility remains safe and compliant with OHS law.

Our Comprehensive Inspection Process

We perform a rigorous multi-point inspection to ensure every component of your door system is functioning correctly.



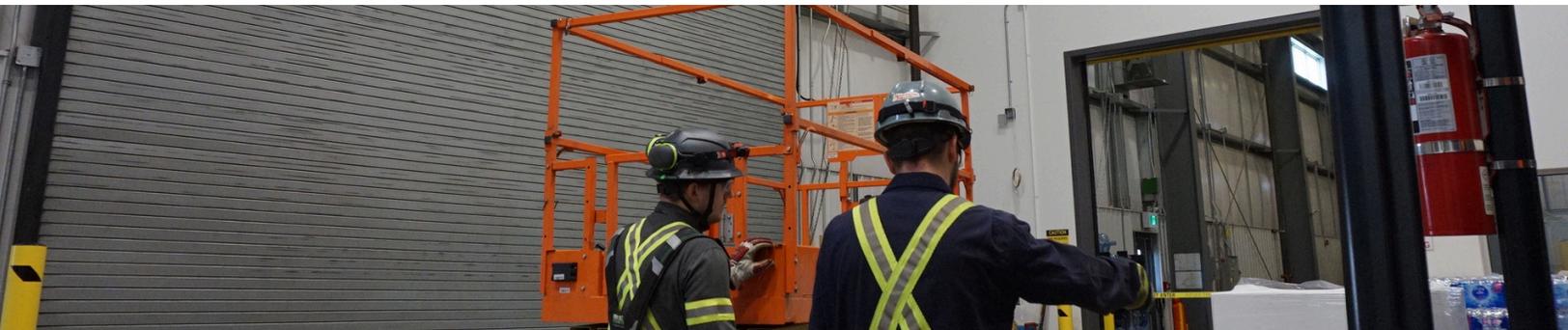
1. Counterbalance & Tension Systems

- **Cables & Drums:** We inspect the entire length of cables for fraying, bending, or damage. We verify that drums are secure and that cable tension is equal and balanced.
- **Springs:** Torsion springs are checked for breaks, binding, and proper tension. We check spring cones and bearing plates for wear and structural integrity.

2. Tracks, Hardware & Structural Integrity

- **Mounting:** We inspect vertical tracks, brackets, and struts to ensure they are securely anchored to the building structure.
- **Alignment:** We check that tracks are properly spaced and aligned to prevent binding.
- **Hardware:** We tighten loose fasteners, replace missing bolts, and check struts for damage or sagging.





3. Moving Parts & Lubrication

- **Rollers & Hinges:** We check for bent stems, rusty bearings, and freedom of movement. All friction points, including rollers, hinges, and bearings, are lubricated for smooth, quiet operation.
- **Shafts & Couplers:** We inspect shafts for straightness and proper support to prevent bearing wear.



4. Safety & Operational Checks

- **Safety Features:** We test locking mechanisms, safety warning labels, and cable keepers.
- **Operational Test:** We run the door through 5 full cycles to ensure it operates smoothly, stops softly, and is free of binding or grinding noises.
- **Seals:** We inspect weather-stripping, bottom retainers, and window seals for damage or wear.

5. Reporting & Follow-Up

- **Digital Records:** You gain exclusive access to SafeDoorPM, a digital portal where you can view your full inspection results, including photos of any identified issues.
- **Transparent Quoting:** If we find issues outside the scope of the standard preventative maintenance, we provide detailed, fixed-price quotes for the necessary repairs, ensuring you have full cost certainty before any further work begins.



2026 Preventative Maintenance Pricing

Door Type	Single Door	Multiple Doors <i>Price per door @ one location</i>
Parkade Door <i>One-person crew</i>	\$150	\$135
Commercial / Industrial Door up to 12' high <i>Two-person crew</i>	\$200	\$175
Commercial / Industrial Door greater than 12' high <i>Lift required, charged separately if not provided</i>	\$250	\$225
Fire Door Drop Test <i>NFPA 80 Compliant</i>	\$250	\$225
Dock Leveler	\$150	\$135

What Is Included in a PM Service:

- Travel: Travel time to sites within the Edmonton metropolitan region.
- Inspection: Full visual and mechanical inspection as detailed on Page 1.
- Lubrication: Lubrication of all required springs, rollers, and bearings.
- Adjustments: Minor adjustments (spring tension, track spacing) and tightening of fasteners.
- Reporting: A detailed report grading each door (Pass / Fail / Follow-up Required).

What Is Quoted Separately:

- Parts & Major Repairs: Replacement cables, rollers, springs, sections, or significant labour will be quoted for your approval before work begins.
- Equipment: Scissor lifts are mandatory for doors taller than 12 feet.
- Scissor Lift Rate: \$175.00 per half day (up to 4 hours).

PARTNER WITH US FOR THE LONG TERM

We provide tailored service level agreements for large portfolios, featuring preferred labour rates and parts pricing for multi-year commitments.

READY TO SCHEDULE?
GET IN TOUCH WITH US TODAY!

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**INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS**

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