

The Genuine. The Original.



Planned Maintenance Program

Sectional Doors
Rolling Steel Doors
High Speed Doors
Dock Levelers, Seals and Shelters

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Protect your investment, avoid downtime and increase safety.

Members of Overhead Door Company of Reading's Planned Maintenance (PM) Program can save substantial time and money by reducing costly breakdowns and loss of time, while extending the operating life and efficiency of all doors, operators and dock equipment.

PM Program Benefits Include:

- A discounted labor rate on ALL service and repair work while enrolled in the program.
- Priority scheduling for service and repairs.
- Decrease in costly downtime.
- Increased operational efficiency and reliability of your facility's doors, docks and related equipment.
- Reduced probability of your doors, operators and dock equipment malfunctioning.
- Extended safe and useful life of your doors, operators and dock equipment.
- Decrease in long term repair expenses.
- Each PM service call includes a written checklist of work performed, along with recommendations for any needed repairs or product replacement.
- Enrollment is FREE. You pay only for the discounted labor used to perform the preventive maintenance work along with any repair parts that are used per your authorization.

PM Program Products Covered:

Doors of all types, electric operators and all dock equipment may be included under this PM Program. In addition, Overhead Door Company of Reading offers professional PM service on high speed doors, automatic doors, impact doors, chain and scissor gates, hanger doors, operable walls and related type commercial, industrial and/or institutional doors and openings. Each PM Program can be individually designed for your facility's specific doors, operators and dock equipment.

PM Program Costs:

Enrollment in the Planned Maintenance Program is **FREE**. Member benefits begin with your first scheduled PM service call. You pay only for the discounted labor used to perform the preventive maintenance work along with any repair parts that are used per your authorization.

PM Program Enrollment:

You can enroll in Overhead Door Company of Reading's Planned Maintenance Program:

- Call **610-929-8631** to schedule an appointment.

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PLANNED MAINTENANCE OVERVIEW

The purpose of this program is to establish a consistent routine of maintenance for your overhead sectional doors, rolling doors, door operators, high-performance doors and loading dock equipment. Longer life, more reliable product performance and early detection of operational malfunctions are the objectives of our Planned Maintenance Program.

You are sensitive to maintenance costs and the need for reliability and security provided by the doors and loading dock equipment in your facility. It is essential that your doors, door operators and loading dock equipment be properly maintained to minimize costly downtime and security.

Through this program you can expect to decrease the volume of door, operator and dock equipment problems. This will be accomplished through periodic inspections combined with proper lubrication and adjustments, as described on the following pages.

Your priority file will contain:

- * A detailed map will indicate the physical location of all your doors and loading dock equipment, identified by a number already established by your company, or assigned by our PM personnel. This will simplify communications when requesting service.
- * Specific information will be maintained on all doors, door operators and loading dock equipment. Manufacturer, serial number, size, type and similar data in the file will allow prompt response of personnel and equipment to properly perform service on your equipment.
- * A detailed record of all inspections, results, actions taken, and those required. You will be provided copies of inspection reports for your records.

Experience has proven that periodic planned maintenance and careful inspection can reduce both downtime and repair expenses, while extending useful life and operating efficiency.

This periodic maintenance program is not a guarantee against failure of or damage to the designated doors, door operators and dock equipment, but rather an important asset in the overall effective management of your facility. This program provides for routine inspections in accordance with agreed terms and conditions. This program does not offer extended product warranty nor does it relieve you from the daily responsibilities of housekeeping and proper operation of the doors and equipment.

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SCOPE OF WORK FOR SECTIONAL DOORS AND OPERATORS

The following services and inspections will be provided as part of the Planned Maintenance Program for sectional doors and operators.

SECTIONAL DOORS:

- (1) Inspect condition of sections.
- (2) Inspect alignment of door.
- (3) Lubricate and inspect rollers and bearings.
- (4) Adjust and lubricate springs.
- (5) Inspect spring fasteners for secure mounting.
- (6) Inspect and tighten hinges and hardware.
- (7) Inspect cables for wear or damage.
- (8) Inspect drums for wear or damage.
- (9) Inspect locks for proper operation.
- (10) Inspect weather seals for wear or damage.
- (11) Inspect track fasteners and hangers for secure mounting.

ELECTRIC OPERATORS:

- (12) Inspect and adjust limit switches.
- (13) Inspect and adjust belts.
- (14) Inspect and lubricate roller chain.
- (15) Inspect and adjust brake.
- (16) Inspect and adjust clutch.
- (17) Inspect operator mounting.
- (18) Inspect and test disconnect.
- (19) Inspect and tighten all sprockets.
- (20) Lubricate all bearings.
- (21) Inspect and test all safety accessories.

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SCOPE OF WORK FOR ROLLING DOORS

The following services and inspections will be provided as part of the Planned Maintenance Program for rolling doors.

ROLLING DOORS:

- (1) Inspect door alignment and level.
- (2) Inspect slats and end locks for damage.
- (3) Inspect guides, bottom bar and hood.
- (4) Inspect all weather seals for wear or damage.
- (5) Adjust springs and lubricate bearings.
- (6) Inspect and tighten fasteners..
- (7) Inspect and lubricate chain hoist.
- (8) Inspect and tighten all sprockets.
- (9) Inspect locks for proper operation.

ELECTRIC OPERATORS:

- (10) Inspect and adjust limit switches.
- (11) Inspect and adjust belts.
- (12) Inspect and lubricate roller chain.
- (13) Inspect and adjust brake.
- (14) Inspect and adjust clutch.
- (15) Inspect operator mounting.
- (16) Inspect and test disconnect.
- (17) Inspect and tighten all sprockets.
- (18) Lubricate all bearings.
- (19) Inspect and test all safety accessories.

ROLLING FIRE DOORS:

Please see our Rolling Fire Door Testing Program.

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SCOPE OF WORK FOR DOCK EQUIPMENT

The following services and inspections will be provided as part of the Planned Maintenance Program for dock equipment.

- (1) Clean debris from pit.
- (2) Inspect condition of lip and deck.
- (3) Inspect toe guards.
- (4) Inspect weatherstrip for wear or damage.
- (5) Tighten all nuts and bolts.
- (6) Inspect all welds.
- (7) Inspect rear hinge.
- (8) Lubricate and adjust main counterbalance.
- (9) Lubricate and adjust hold down assembly.
- (10) Inspect cross traffic legs.
- (11) Inspect release chains for wear.
- (12) Inspect and lubricate lift arm.
- (13) Inspect lip shocks or lip latch.
- (14) Inspect and lubricate slide bar for lip.
- (15) Lubricate and adjust lip counterbalance.
- (16) Inspect and lubricate lip hinge.
- (17) Inspect and lubricate cam roller.
- (18) Inspect sub frame for wear or damage.
- (19) Inspect bumpers for wear or damage.
- (20) Cycle leveler for proper operation.