Twice-a-year sliding door maintenance

About 20 minutes, in spring and fall. Spring is the time to do it before hurricane season.

Clean

- [ ] Vacuum the bottom track and the corners.
- [ ] Wipe the rail with a damp cloth. No grease or oil.
- [ ] Clear each weep hole with a small brush.
- [ ] Pour a cup of water in the track. It should drain outside within seconds.

Check

- [ ] Slide the door with one hand. It should not grind or drag.
- [ ] Close and lock it. The latch should catch on the first try.
- [ ] Look along the panel edges for torn or flat weatherstrip.
- [ ] Look at the glass for fog between the panes or new chips.

Adjust

- [ ] If the door drags or the lock misses, adjust the roller screws a quarter turn at a time.
- [ ] Tighten loose handle screws.
- [ ] Spray a dry silicone lubricant on the lock, not on the track.

Screen door

- [ ] Clean the screen track.
- [ ] Check the screen rollers and the screen for tears.

Call a pro if

- [ ] The door still drags after cleaning and adjusting.
- [ ] The lock will not catch, or the lever spins.
- [ ] The panel is off the track, or the glass is cracked.
- [ ] Water comes in around the frame, not just at the track.

Done on

Free sliding door help for Florida homes: guides, fair prices and local pros at sliderepairfl.com. General information, not professional or legal advice.