SYG | SEAL YOUR GARAGE

INSTALLATION GUIDE

SIDE & TOP SEALS INSTALL

For sectional (panel lift) garage doors



For Seal Your Garage side and top brush seal kits. Shown here on a single sectional door. Roller doors fit differently.

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PREFER TO WATCH?

Scan to watch the video version of this guide.

sealyourgarage.com.au/pages/install-guides

BEFORE YOU START

IN THE KIT

- **Brush seal tracks** (also called carriers): aluminium, 1500 mm lengths
- **25 mm brush strips** to suit
- **Adhesive:** Selleys Hold Up
- **How many lengths** depends on your kit: single or double, top, sides or both.

QUICK CHECKS

- [ ] Everything in the kit is there.
- [ ] The wall where the tracks go is clean, dry and sound.
- [ ] Steel lintel? Email us a photo before you start.

TOOLS YOU'LL NEED

- [ ] Tape measure, pencil and square
- [ ] Angle grinder with a metal cutting disc (or a hacksaw)
- [ ] File (or the grinder) to deburr
- [ ] Caulking gun
- [ ] Step ladder
- [ ] Clean rag
- [ ] Safety glasses and ear protection

NICE TO HAVE

- [ ] A second person for the top seal
- [ ] Work gloves
- [ ] Turps, for wet adhesive
- [ ] A 40 mm block of timber (see Step 7)

SAFETY FIRST

- If your door has an opener, switch it off at the wall once the door is fully open, so nobody can close the door while you're working.
- Wear safety glasses and ear protection when you cut the track. Cut outside and away from cars: hot metal shavings can mark the paint.
- Cut ends are sharp until they're deburred. Gloves help.
- Set your ladder up on firm, level ground, and don't stand on the top step. Keep clear of the door's springs and cables.
- Use the adhesive with good ventilation and keep it off your skin.

GOOD TO KNOW

- **No drilling.** The tracks glue on with the adhesive in your kit.
- **Always dry fit first.** Check everything fits before any glue goes on.
- **You've got about 15 minutes** after gluing to nudge a seal into line.

THE JOB AT A GLANCE

1. Measure the sides
2. Mark & cut the track
3. Dry fit
4. Glue it up
5. Fit the side seals
6. Fit the top seal
7. Check the door

STEP 1 OF 7

1 MEASURE THE SIDES

1. **Open the door** all the way up.
2. **Measure each side from the concrete up to the lintel.** Hold your tape hard down on the concrete. The lintel is the beam across the top of the opening.
3. **Measure both sides.** They can be different. Ours were 2196 mm and 2202 mm.
4. **Write both measurements down.** You'll cut a set of track for each side.



Tape hard down on the concrete, measuring up to the lintel.

STEP 2 OF 7

2 MARK & CUT THE TRACK

Each length of track is 1500 mm, so each side is usually made from two lengths joined together.

1. **Line your brush up with the end of your track.**
2. **Butt your tracks together** and slide the brush through.
3. **Measure your side height from the end you lined up,** and make your mark.
4. **Pinch the brush in the track** so it doesn't move, slide it out, and square your line across.

▶ **Tricky bit?** Watch this part in the video, from 0:58.



Measure from the end and make your mark.



Square your line across.

STEP 2 OF 7 (CONTINUED)

2 CUT & DEBURR

5. **Take the track outside to cut,** away from cars.
6. **Cut on your line,** straight through the track and brush, with the grinder (or a hacksaw).
7. **Deburr the cut end** so it's smooth.

CAREFUL

WEAR EYE AND EAR PROTECTION WHEN YOU CUT

And cut away from cars: hot metal shavings can mark the paint.



Cut outside, away from cars.



Deburr the cut end.

TIP: KEEP THE JOIN TRUE

When you make your cut, you'll have two lengths of track and brush. Before you fit them:

1. **Take the short brush out.**
2. **Butt the tracks together.**
3. **Slide the long brush through the join.**
4. **Slide the short piece of brush** back into the other end.

The long brush running through the join holds it true. It just makes for a better install.



Take the short brush out.



Slide the long brush through the join.



The long brush holds the join true.

STEP 3 OF 7

3 DRY FIT

1. **Pick the seal up at the join,** so you don't flex the brushes and bend them.
2. **Stand it in place** at the side of the opening and pinch the join.
3. **Make sure it all fits,** with nothing in the way, and that it's good for height. No glue yet.



Offer it up before any glue goes on.



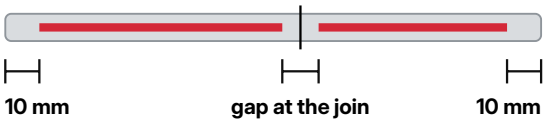
Pinch the join and check the height.

STEP 4 OF 7

4 GLUE IT UP

1. **Lay the track down and make sure it's clean.** The wall should be clean and dry too.
2. **Make sure the V on the nozzle is facing away from you.** The adhesive comes with your kit.
3. **Run a nice, consistent bead down the centre** of the track. Not too thick, or it'll splurge out the sides.
4. **Stop the bead just short of the join,** or it'll squirt out the join, then carry on past it.
5. **Stop about 10 mm shy of each end,** too.

WHERE THE GLUE GOES



One bead down the centre. Not to scale.



A nice, consistent bead down the centre.



Stop about 10 mm shy of the end.

STEP 5 OF 7

5 FIT THE SIDE SEALS

Because you've stopped the glue short of the ends, it should go up nice and clean.

1. **Stand it up and line your edge up** with the edge of your render.
2. **Push it back in towards the garage.**
3. **Make sure your join is nice,** then press firmly the whole way along.
4. **Sight it from the outside** to check it's nice and straight.
5. **Repeat for the other side.**

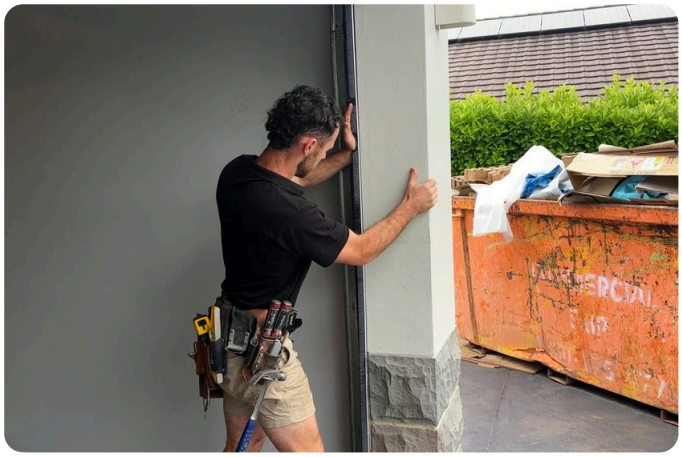
IMPORTANT

PUSH IT BACK TOWARDS THE GARAGE

So if any glue does squeeze out, it doesn't come out on the outside face. It's extremely difficult to clean off.



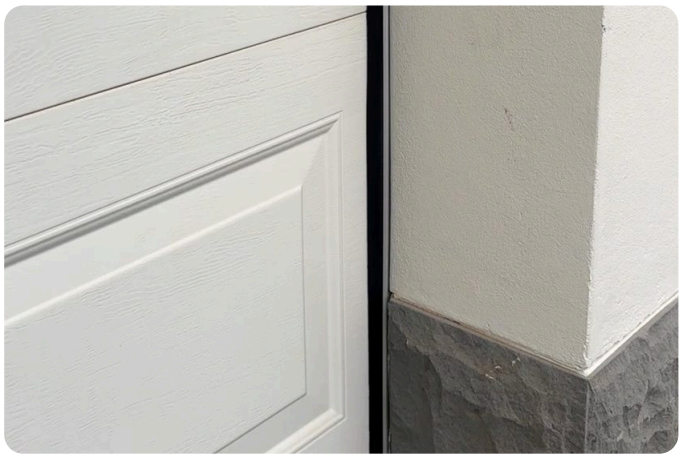
Line your edge up with your render.



Press firmly the whole way along.



A nice, tight join, lined up with the render.



Sight it from the outside.

TIP

YOU'VE GOT TIME TO ADJUST

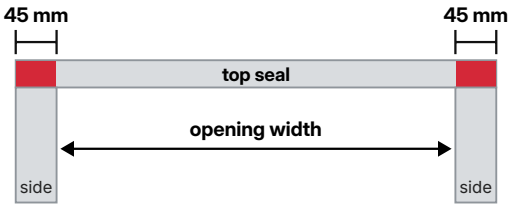
The adhesive grabs straight away, but you can still nudge the seal into line for up to 15 minutes after gluing.

STEP 6 OF 7

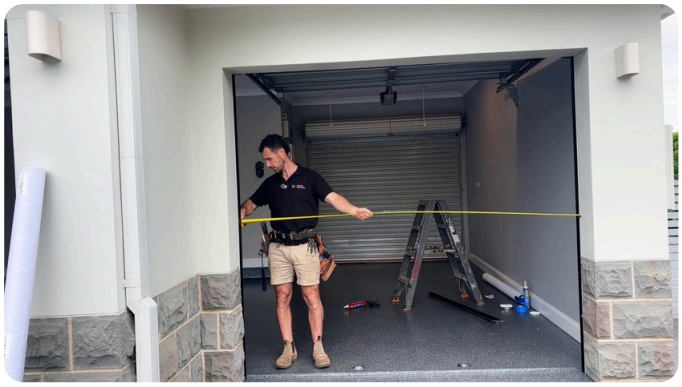
6 FIT THE TOP SEAL

TOP SEAL LENGTH

OPENING WIDTH + 90 MM



Front view from inside. Red: where the top seal overlaps the side seals. e.g. 2405 + 90 = 2495 mm. Not to scale.

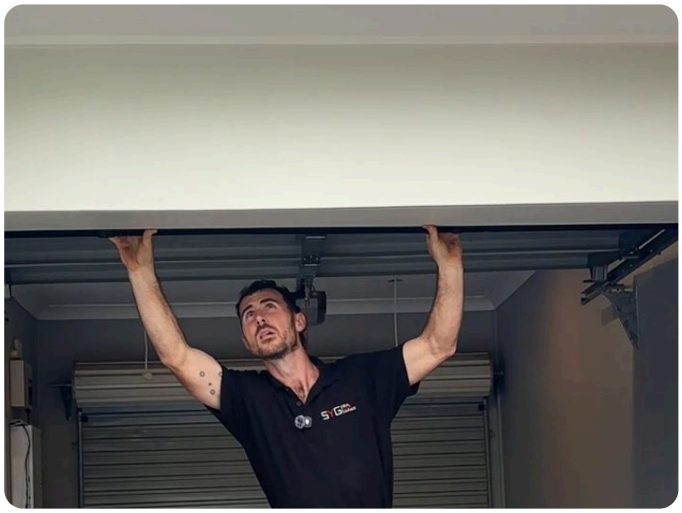


Measure the opening width.

1. **Measure the opening width and add 90 mm.** The tracks are 45 mm on the angle, so you get a 45 mm overlap each side. If the opening isn't plumb, that overlap gives you the tolerance for a proper seal.
2. **Cut it to length** the same way as the sides, and deburr the ends.
3. **Join the lengths the same way,** with the long brush running through the join.
4. **Dry fit it first,** and check you've got that overlap at each side.
5. **Glue it up just like the sides:** a nice, consistent bead down the centre, a gap at the join, and about 10 mm shy of each end.
6. **Line it up, push it back towards the garage,** and press it firmly the whole way along.



Dry fit it first.



Press it firmly the whole way along.

TIP

DOUBLE DOOR?

The top seal takes more than two lengths. Join each one the same way, with a brush running through every join. A second person on another ladder makes it much easier.

STEP 7 OF 7

7 CHECK THE DOOR

1. **Switch the opener back on** if you turned it off.
2. **Check you've got a nice overlap** at the top corners.
3. **Close the door and check it closes properly.**
4. **Doesn't close fully?** New seals can put a bit of force on the door. Look up your motor's part number and adjust its settings so it closes with a bit more force. Only add as much as it needs.
5. **Then leave it for 2 hours.** The adhesive is fully cured after 48 hours.



A nice overlap at the top corner.

CAREFUL

TEST THE SAFETY REVERSE AFTER ANY ADJUSTMENT

Lay a 40 mm block of timber flat on the floor under the door and close it. The door must reverse when it touches the block. If it doesn't, don't use the door: contact us or a garage door technician.

TROUBLESHOOTING

Glue on the outside face. Wipe it off straight away with turps or white spirits, before it cures. Pushing the track back towards the garage as you fit it stops this happening.

A seal isn't straight, or the join isn't lining up. You've got about 15 minutes after gluing to adjust it. Sight it from the outside, nudge it into line and press it firmly again.

A gap at a top corner. Check the top seal is the opening width + 90 mm, so it overlaps the side seals by 45 mm at each end.

WARRANTY

10-year warranty on our brush and rubber seals against any manufacturing defects.

NEED A HAND?

Email **info@sealyourgarage.com.au**. Photos of your door help us help you.

Rather not DIY? We install in Sydney, Melbourne and Brisbane: **sealyourgarage.com.au/collections/installation**

WATCH THE VIDEO

sealyourgarage.com.au/pages/install-guides

SEAL THE BOTTOM TOO

Our bottom seal kits screw straight over the old track, with the same 10-year warranty: **sealyourgarage.com.au/collections/bottom-seal-kits**

These instructions are general guidance. If you're unsure whether the kit suits your door, contact us before you start.

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