

A garage door spring breaks with a sharp snap and the door suddenly feels like it gained 200 pounds. If the car is trapped inside on a weekday morning, the problem goes from nuisance to emergency in a hurry. I have serviced doors in Southeast Texas long enough to see the same pattern in homes from Houston to Conroe and Spring, TX: springs fail on a schedule set by physics, not convenience. Knowing what you are up against, what a fair price looks like, and when to take the DIY route will save money and prevent injuries.

Why springs matter and why they fail

Garage doors rely on counterbalance, not the motor alone. The door might weigh 140 to 280 pounds for a typical 16 by 7 steel double door, more for insulated or custom wood. Torsion or extension springs are wound to store energy that offsets most of that weight so the door can be lifted by hand with one finger and the opener only guides it. When a spring snaps, the counterbalance drops to zero, the opener strains, and the door becomes unsafe to move.

Most residential torsion springs last 10,000 cycles, which means one open and one close per cycle. At four cycles per day, that is roughly seven years. I see homes that hit 20,000 or 30,000 cycle springs last longer, but even the best steel fatigues. Heat, humidity, heavy doors, and minimal maintenance shorten life. The Gulf Coast climate is not kind to bare steel. Springs rust, friction increases, and the fracture arrives right where the coil transitions from body to hook or cone.

Common signs you are dealing with a broken garage door spring

The most obvious sign is the door will not lift and the opener hums or moves a few inches before reversing. You might see a two inch gap in the torsion spring above the door or a dangling extension spring beside the tracks. Manually lifting the door feels impossible. The cables on the sides may be slack or off the drum. Do not press the opener repeatedly. When a broken spring is coupled with a cable off track, the door can rack and bend panels.

A separate but related situation, the door moves but jerks and squeals. That could be a fatigued spring losing tension, a bearing seizing, or rollers worn flat. In Houston and surrounding suburbs, I also see doors that were set up with the wrong spring size during a previous repair. The opener seems strong enough to hide the mismatch for a while. The price of that mistake shows up later as a burned out motor or stripped gear.

The quick answer: what it costs to service a garage door

Homeowners ask this two ways. One is the cost of routine service when nothing is broken. The other is the cost of repair [commercial garage door service](#) when something is broken, especially springs.

For a routine tune up on a standard residential door, expect 85 to 160 dollars as a service visit, which usually includes a multi point inspection, lubrication, tightening hardware, checking balance, and minor alignment. If you ask, what does it cost to service a garage door where the door is electric and includes opener adjustments, in the Houston area that service call is often 100 to 180 dollars depending on travel and whether the tech spends time setting limits and force on the opener. If additional parts are needed, they are extra.

For a broken spring, the range is wider. A straightforward torsion spring replacement on a single car door in our market usually lands between 180 and 320 dollars for parts and labor. A two spring torsion setup on a double door is commonly 240 to 480 dollars depending on spring quality and cycle rating. Premium 20,000 to 30,000 cycle springs add 40 to 120 dollars to the ticket. Extension spring replacements are often slightly less, 150 to 280 dollars, but many pros recommend converting to torsion for smoother operation and safety, which costs more up front.

If you are quoted 600 to 800 dollars for basic residential torsion spring replacement with no extras, push back and ask for a breakdown. There are exceptions of course. Very heavy wood or overlay doors, low headroom hardware, winding bar clearances that require partial shaft removal, and rusted drums or center bearings all add time and parts.

Regional pricing notes for Southeast Texas

Labor rates differ across the city. Garage door repair Houston prices are competitive because there is volume and a lot of providers. In-town service calls are often cheaper than rural runs. In Conroe, Magnolia, Willis, and New Caney, travel time and tolls sometimes add a 10 to 40 dollar surcharge. A fair invoice in Conroe garage door repair for a standard double door torsion pair using mid grade 20 inch springs might read 320 to 420 dollars installed. In Spring, TX and Humble, you will see similar totals. Emergency night or weekend calls raise costs, commonly a 50 to 150 dollar premium. Ask if the premium can be avoided by scheduling early the next morning.

If you search for garage door repairs near me, expect the top search results to include both local techs and big regional outfits. The larger companies tend to have polished dispatch and faster same day windows, with pricing at the high end of the range. Owner operator trucks often come in 10 to 20 percent lower and may spend more time educating you on cycle life, spring matching, and garage solutions tailored to your door. Either way, price is only part of the decision.

Parts and what they really cost

Some transparency helps. On the wholesale market, a common torsion spring for a standard steel door costs a pro 25 to 65 dollars depending on wire size, length, inside diameter, and cycle rating. Premium oil tempered or powder coated options cost a bit more. Center bearings are 8 to 20 dollars. End bearings, if in pillow blocks, are 12 to 28 each. Cables run 12 to 30 dollars per pair. Steel or nylon rollers range from 3 to 15 apiece. The markup covers stocking, travel, liability, and the skill to match the proper torque to your door weight and drum diameter.

This is why you see a 280 dollar spring job line item. It blends a 60 to 120 dollar spring set with 90 to 180 dollars of labor and overhead. If a company installs bargain 10,000 cycle springs and refuses to disclose, you will likely meet them again sooner than expected.

Torsion vs. extension springs, and conversion costs

Torsion springs sit on a shaft above the door and deliver torque to drums that wind the lift cables. Extension springs stretch along the horizontal tracks and rely on safety cables. Torsion is smoother, requires less headroom, and fails more gracefully. Many older garages in Houston's 1970s and 1980s neighborhoods still run extension systems. The choice to convert comes up often when a broken spring triggers a repair decision.

A torsion conversion from a working extension setup typically runs 300 to 600 dollars for hardware, shaft, drums, end bearing plates, center bracket, and the torsion spring or springs. If the door is a double, use two torsion springs. If it is a single, one spring can be fine, but pros sometimes set singles with two smaller springs for redundancy and smoother balance. The return on conversion shows up in quieter operation, better opener life, and easier future spring changes.

What is the average cost to fix a garage door opener

Opener repair or replacement is its own world. For opener repair - safety sensor alignment, new sensors, capacitor replacement, gear and sprocket kit on older chain drives, or travel limit resets - expect 90 to 220 dollars. A stripped gear kit on a classic Chamberlain or LiftMaster 41A2817 gear-sprocket assembly falls in the 140 to 200 dollar range installed. A logic board replacement is 160 to 260 dollars if the part is still available.

Sometimes the right play is replacement. New garage door openers from LiftMaster, Chamberlain, Genie, or Linear vary widely. A belt drive [garage service South Houston](#) 3/4 to 1 1/4 HP equivalent DC unit with Wi-Fi, battery backup, and soft start-stop will install in the 450 to 800 dollar range in our area. If you want a wall mount jackshaft model like the LiftMaster 8500W, budget 700 to 1,100 dollars installed, plus 60 to 120 dollars if you add a deadbolt or camera. A basic chain drive with no bells might be 350 to 500 dollars installed. Ask your tech for the garage door opener installation cost in writing, and check compatibility with your torsion shaft and spring setup. Look for a LiftMaster Garage Door Opener nearby dealer if you prefer brand continuity and longer parts availability.

What drives spring repair cost up or down

Door size and weight dominate the math. A double steel-insulated door in Houston commonly calls for a matched pair of torsion springs in the .207 to .250 wire size range with inner diameters from 1 3/4 to 2 inches and lengths from 20 to 30 inches. Heavier overlay or wood carriage doors need beefier wire and longer coils, often customized. Those heavier sets cost more and take more labor to wind safely.

Cycle rating matters. A 10,000 cycle spring is the floor. I encourage 20,000 or 25,000 cycle for families that cycle doors a lot, or for rental homes where you will not catch a soft spring early. Expect 40 to 100 dollars more for upgraded cycle life on a double door.

Hardware condition adds surprises. Frayed cables, egged drum set screws, bent shafts, and seized bearings make a simple swap more complex. If the cables are rusted and kinked, replace them while the system is unwound. Roller replacement during a spring job is efficient since the door is often in the up position with slack on the cables. Nylon rollers with a sealed 13 ball bearing wheel run quietly and last. Garage door roller replacement as an add on might add 80 to 180 dollars depending on count and quality.

Access and headroom also show up on the invoice. Low headroom kits, double track systems, and short winding cone clearances slow a tech down. On some low beams in Conroe or older detached garages in Magnolia, a tech might have to loosen drums and slide the shaft to get winding bars in safely.



Finally, timing. After hours or Sunday service costs more. So does a trapped car with no other egress, since many companies treat that as urgent. In real numbers, that is a 50 to 150 dollar premium added to the base job.

DIY spring replacement, frank talk about risk and tools

If you have mechanical aptitude, a healthy respect for stored energy, and the proper tools, replacing a torsion spring is not magic. It is also not like swapping a dishwasher. You will be handling steel under high torque while working from a ladder, often in poor light.

The non negotiables are solid winding bars that fit the cone holes, not screwdrivers, an understanding of how many quarter turns per foot of door height your spring needs, and a way to weigh or balance the door to confirm the spring choice. The classic formula is 7.5 to 8 quarter turns for a 7 foot tall door and around 9 to 9.5 for an 8 foot door, but wire size, drum diameter, and door weight change the math. The better way is to match the spring to door weight and torque requirements so the door stays in mid travel when disconnected from the opener.

If you are set on DIY garage door spring repair for a common residential door, use this short readiness check before touching anything:

- You own two solid steel winding bars that properly fit your spring cones, a pair of locking pliers, two adjustable wrenches, and a calibrated tape or scale.
- You can clearly identify torsion vs. extension hardware and you know where the set screws, bearings, and cable drums are, with no guesswork.
- You have the exact replacement spring or pair specified for your door's weight and drum size, not just a similar looking coil from a big box shelf.
- You can safely disconnect the opener, lock the door down, and keep pets and family out of the garage while you work.
- You understand the sequence by heart, including how to set cables on drums, tension evenly, secure set screws, and test balance without the opener.

If any of those boxes are empty, bring in a pro. I do not write that as scare talk. I have fixed broken wrists and a dented fender or two after a Saturday project went off script. Extension springs can be DIY friendly for handy homeowners, but even there, safety cables are not optional and the door can still hurt you if it is out of balance.

What the pro actually does on site

A seasoned tech will start with a quick interview and a balance check. They disconnect the opener, pull the door halfway, and see if it stays put. They check hinges, rollers, tracks, and cable routing. On a torsion spring job, they clamp the track with locking pliers just above a roller to keep the door from rising, loosen the set screws on the broken spring, unwind tension if any remains on the unbroken mate, and remove cables from the drums. They inspect the center bearing and end bearing plates, slide off the cones, and measure spring dimensions and wire size if the replacement is not already on the truck.

Installation is the reverse with care. The pair of springs is put on the shaft with the stationary cones at center and winding cones at the ends, right hand wound on the left and left on the right. Cables are set on drums, the drums are snugged equally, and tension is added in quarter turns, checking drum lines and cable gap. Final steps include lubricating the coil faces, testing hand balance through full travel, reconnecting the opener, setting limits and force, and verifying safety reversal on a two by four block.

From first knock to cleanup, a straightforward job runs 45 to 90 minutes. If you see a tech skipping balance checks or failing to test safety reversal, ask them to slow down.

DIY vs. pro, a clear-eyed comparison

- **Cost:** DIY saves 120 to 250 dollars if you source quality springs. A mis sized spring or injury erases savings fast. Pros buy matched springs in pairs and include labor, warranty, and haul away.
- **Safety:** Pros manage torque with muscle memory and proper bars. DIYers sometimes reach for the wrong tool under stress. The hazard is real.
- **Time:** The first time DIYer spends a Saturday. A pro spends an hour. If your car is trapped and you work Monday, speed may be worth the premium.
- **Longevity:** Pros can measure door weight, size springs for cycle life, and spot bad bearings or frayed cables before they fail. DIY often focuses on the obvious broken part.
- **Warranty and liability:** Most companies warranty springs for 1 to 5 years. If a roller fails next week and mangles a panel after a pro service, you call them. After DIY, you call yourself.

When the spring is not the whole story

A broken spring steals the spotlight, but several issues travel with it. Garage door cable repair often gets bundled into the visit because frayed or stretched cables cause uneven lifting and the dreaded garage door off track situation. If a cable jumps a drum, do not try to run the opener. Panels can crease and tracks can bend. If the door is cocked, have two people reset it or leave it to a technician.

Rollers deserve attention. If the wheel wobbles on the stem, the door chatters and loses alignment. Nylon rollers with sealed bearings quiet things down and can last 10 years in Houston's conditions if kept lubricated. Hinges crack on the 2 and 3 positions on double doors, especially on thin gauge builder grade hardware. Swapping a few hinges during a spring job is cheap insurance.

Electric door service specifics

How much does it cost to service an electric garage door is a fair question when the system works but sounds rough. A full service that includes door tune up, opener chain or belt tension adjustment, limit and force calibration, safety sensor cleaning and alignment, and lubrication typically sits in the 120 to 200 dollar band in the Houston TX area. If the opener is older than 15 years, some parts may be sunset. You may face a decision between investing in a logic board or upgrading the entire unit.

Opener force should not be used to mask a heavy door. If your pro raises the force setting to make a door run with a broken or weak spring, that is a red flag. Force is a safety parameter, not a crutch.

Choosing a reputable local company

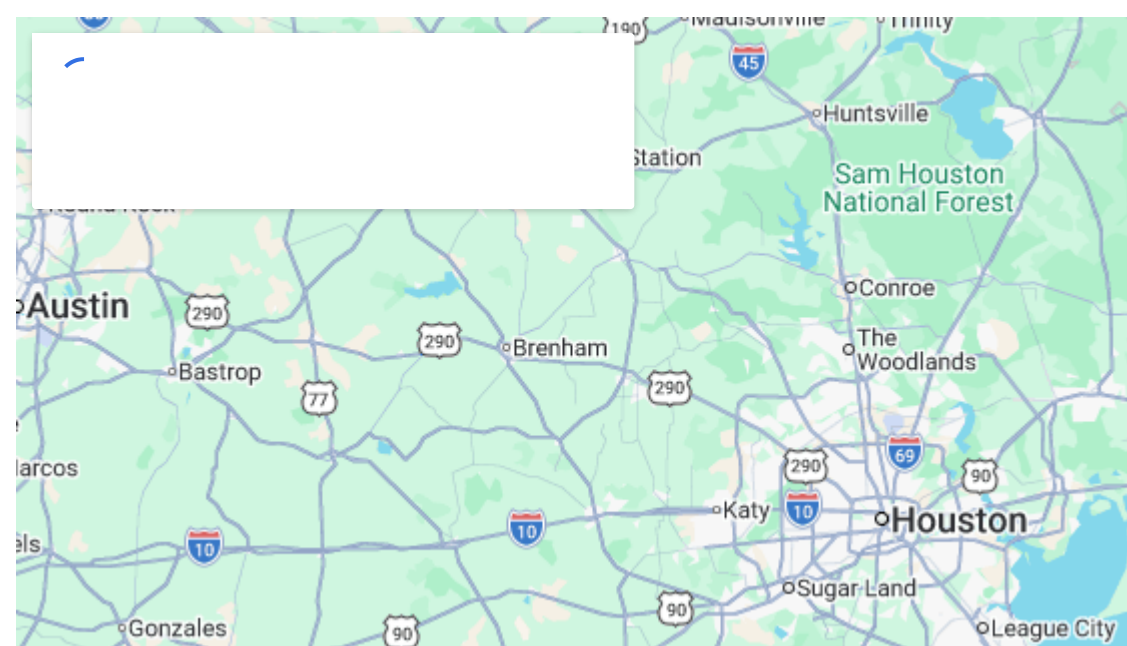
From a homeowner's perspective, the market from Downtown Houston to Cypress and Humble is crowded. Here is how I would approach it. Search garage door repair Houston TX or garage door repair Conroe TX and skim past the ads to the organic results with genuine reviews. Call two shops. Ask what cycle springs they carry on the truck, whether they weigh or balance doors, and what the service call covers. Get a ballpark for a single and a double door spring replacement and ask about any weekend premium in advance. If you are in Spring, TX or Magnolia, confirm travel fees.

For commercial garage door repair, especially rolling steel or heavy sectional doors at warehouses, pricing and liability change. These jobs need different lifts, heavier torsion components, and often coordination with facility safety rules. Residential garage door repair techs may not be equipped for a 14 foot tall commercial sectional with a 1 inch shaft and 3 inch bearings. Say what you have when you call.

Local names matter because response time matters. If you are in Humble, a garage door repair Humble TX provider 10 minutes away beats a downtown crew stuck on 59 at 5 pm. In Conroe, a garage door repair Conroe TX shop knows the neighborhoods and common builder door models. In Cypress and New Caney, crews familiar with specific HOA guidelines can help you match panel styles if a section replacement becomes part of the plan. In Willis, check for travel fees if you are on the lake side.

Maintenance that postpones the next failure

Three times a year is my rhythm in Houston's climate. Wipe and lightly oil the torsion spring coils with a non silicone light oil, not grease. Lubricate rollers at the bearings, not on the track face, and hit hinges and the center bearing. Check cable condition and drum set screws. Test door balance by disconnecting the opener and lifting by hand. If it does not pause near halfway or slams shut, the spring has drifted and needs attention.



While you are at it, test the opener's safety beams by breaking the beam with your ankle and forcing a reversal on a two by four laid flat in the door path. Replace dim or dirty bulbs with LED models rated for opener use. Some mass market LEDs interfere with remote reception. The good ones clearly mark garage door compatibility.

Edge cases and judgment calls

Insulated overlay and custom wood doors do not behave like light gauge steel. Weigh them. I carry a set of digital scales for tricky doors and will weigh the door to match springs properly. For low headroom double tracks or sloped garages in older Houston Heights homes, winding can be tight. I have split double spring setups into offset windings when obstructions required it. This is not for first timers.

If your door is off track and bent, sometimes the best choice is door replacement. Garage door installation for a standard insulated steel double door with new tracks, springs, and hardware runs 1,600 to 3,200 dollars in our market depending on brand, R value, and window packages. If three panels are creased and the hardware is due for replacement anyway, the economics cross over. Ask for both repair and replacement numbers. It is not always what you want to hear, but money spent on a tired door can chase more money.

Putting numbers to the most common questions

What does it cost to service a garage door? A straightforward tune up with no major parts is 85 to 160 dollars for a non electric door, 100 to 180 dollars when opener adjustments are included in the service. In the Houston area, that range holds true across most neighborhoods.

What is the average cost to fix a garage door opener? Minor repairs like sensor realignment are typically part of a service call. Replacing a gear kit or a travel module comes in at 140 to 220 dollars, while swapping a logic board or DC motor assembly ranges from 160 to 300 dollars if parts are in production. If the opener is older than 10 to 15 years or lacks modern safety features, a new unit is often the smarter buy.

How much does it cost to service an electric garage door? Including door lubrication, hardware tightening, balance and travel checks, and opener settings, 120 to 200 dollars in Houston TX is a fair expectation. Add parts only if worn.

How much is garage door spring replacement? For a common residential case, 180 to 320 dollars for a single door, 240 to 480 dollars for a double door with a two spring setup. Premium cycle springs, heavy doors, or added parts push those numbers up.

What about a full garage door opener installation cost? A quiet belt drive LiftMaster or Chamberlain with Wi-Fi usually runs 450 to 800 dollars installed. A jackshaft wall mount is more, 700 to 1,100 dollars with accessories.

Final thought from the field

Homeowners in Houston, Conroe, Spring, Humble, Cypress, Magnolia, New Caney, and Willis share the same surprise when a spring snaps. The right response is not guesswork. Stabilize the door, get a price you understand, and decide whether DIY suits your skills or a pro should take it from here. If you go pro, look for straight answers about spring cycle life, hardware condition, and clear totals. If you go DIY, invest in proper winding bars and treat the stored energy with respect.

One small habit prevents many calls. Listen to your door. A new scraping sound, a sudden thud on open, a stutter at mid travel, or an opener that needs more force than last month is your early warning. Respond then, not after the spring separates and the car sits hostage in the garage.