

A broken garage door spring is loud, inconvenient, and more than a little dangerous. In Greater Houston, it tends to happen at the worst times, after a stormy front rolls through, mid commute on a humid morning, or on a Saturday when you've got a full schedule. I have replaced thousands of springs around Houston, from bungalows inside the Loop to newer builds in Spring and Cypress. The price for spring repair can swing based on your door's size, the spring type, and the choices you make about parts and service. If you know what goes into the quote, you can decide quickly and avoid paying for work you do not need.

## What actually fails when a spring breaks

Your garage door weighs between 130 and 350 pounds in most homes around Houston, with some wood and insulated double doors pushing 400. The torsion or extension springs counterbalance that weight. When a spring snaps, the opener is suddenly trying to deadlift your door without help. That is why the opener hums and strains, or the door jumps a few inches and quits. The opener is not the root problem here, the lost counterbalance is.

There are two common spring systems in our area. Torsion springs sit on a tube above the door and wind up to store energy. Extension springs stretch along the horizontal tracks on each side. Most Houston homes built in the last 20 years use torsion springs. They are more consistent, safer with proper containment, and easier to balance precisely. Both systems wear out by cycle count, not by age alone. A typical builder spring is rated for 10,000 cycles, roughly 7 to 10 years of everyday use. Heavier doors, frequent comings and goings, or doors that were never balanced correctly shorten that timeline.

When a torsion spring breaks you will see a visible gap in the coil. With extension springs, you may find a spring hanging or fully separated. Either way, treat the door as if it is locked to the ground. Do not pull the emergency release and try to lift it yourself. Once the spring is gone, all that weight is unassisted.

## A quick Houston price snapshot

Here is how pricing typically shakes out for the most common repairs homeowners ask about. These are ballpark figures for Garage door repair Houston prices, based on service I have provided in Houston, Humble, Conroe, Cypress, Magnolia, New Caney, and Willis. Specific brands, door sizes, and timing can move you lower or higher.

- Torsion spring replacement on a standard 16 by 7 steel double door: 260 to 480 for a pair, including parts and labor. Single spring systems on lighter doors often fall between 200 and 320.
- Extension spring replacement on a single door: 180 to 300, pair installed and balanced.
- Cable repair or replacement: 110 to 220, depending on whether drums or bearings also need service.
- Garage door roller replacement, full set: 120 to 240 for quality nylon rollers with sealed bearings.
- Garage door opener repair: 110 to 280 for common parts like sensors, travel modules, capacitors, or gear kits. Opener replacement and installation: 350 to 750 for standard belt or chain units, 600 to 1,200 for premium wall-mount or heavy duty models.

Those ranges assume weekday scheduling, a well stocked truck, and no unusual damage. After-hours emergency service often adds 50 to 150. If your double door is extra wide or extra tall, or if you have a heavy carriage style door, expect to

see the spring cost and labor move up accordingly.

## What does it cost to service a garage door, not just fix a failure

Plenty of homeowners call asking for a tune-up. That typically means a full safety inspection, spring adjustment, track alignment, lubrication of hinges and rollers, tightening hardware, and setting opener limits and force. In Houston, a straightforward service visit without parts runs from 89 to 189. The lower end usually covers inspections bundled with simple adjustments. The higher end often includes safety cables on extension systems, or a set of upgraded rollers. If your door is noisy, moves unevenly, or slaps the floor, a tune-up done right can buy you years of smoother operation and help you avoid a sudden broken garage door spring.

If you ask, how much does it cost to service an electric garage door, that same 89 to 189 range is typical, assuming no major parts. We check opener travel and force settings, align photo-eyes, reprogram remotes, and verify the balance so the opener is not fighting a heavy door. If the opener needs repair beyond adjustments, you shift into the repair ranges below.

## Inside the quote for a broken spring in Houston

When you see a spring replacement quote, three things control the number: parts quality, labor time, and the service model of the company.

Parts. Torsion springs come in different wire sizes, inside diameters, and lengths, all chosen to match your door's weight and drum size. They also come in different cycle ratings. Most builder-grade springs are 10,000 cycle. Upgrades to 20,000 or even 50,000 cycle are available in Houston and cost more up front but lower your long-run cost if you plan to stay in the house. Expect to add 40 to 140 to step up from 10k to 20k or higher, especially on heavier double doors that need beefier wire sizes. Oil tempered springs hold their set well in our humid climate. Galvanized looks pretty but is trickier to hold torque unless it is properly stretched, and many techs price in the extra time for that.

Labor. A straight swap on a standard two car door takes about an hour when everything else is healthy. Add time if the center bearing plate is bent, the cable drums are chewed, or the shaft is rust-welded to the bearings. In older homes with sagging headers or DIY scars, getting a door leveled again can extend the appointment and raise the price. Reasonable labor allowances around Houston run 90 to 150 per hour.



Service model. Some companies publish flat rates. Others break out parts and labor. Flat rate can be fine if the technician is trained to choose the right spring rather than the closest match on the truck. If the door is 18 feet wide or 8 feet tall, ask if your rate covers oversize components. Also ask about the trip fee. Many reputable shops in Houston charge 39 to 89 for the service call and credit it back if you approve the repair.

## Torsion vs extension in terms of cost and performance

Extension springs cost a little less to replace and are common on older single car doors in Humble, New Caney, and some parts of Conroe. They need safety cables threaded through them, which prevent a broken spring from whipping. Torsion springs sit on top, keep the lift evenly distributed across the width of the door, and are easier to fine tune. For a double door, a two torsion spring setup is the standard in our area. If a tech suggests leaving you with one spring on a double door to save money, think twice. The single spring will be overloaded and you will likely pay more when it fails early.

## **When a broken spring also breaks something else**

If the spring fails while the door is mid travel, the sudden drop can throw the cable off the drum or kink a track. A panicked opener can strip gears or bend the rail if the force is set high. These secondary issues can turn a 300 repair into 450 to 700. Reasonable add-ons with a spring job look like this: new lift cables at 20 to 60 each, end bearing plates at 30 to 70 each, drums at 40 to 80 each, center bearing at 15 to 40. If a company presents a shopping list longer than the door itself, ask them to show you the wear. Good technicians will point out the frayed cable strands, the ovaled bearing, or the chipped drum groove so you can choose with confidence.

## **Garage door opener repair and replacement, with Houston numbers**

What is the average cost to fix a garage door opener? Most repairs sit between 110 and 280. The low end covers eye sensor replacement or realignment combined with a service call. Mid range covers a travel module or logic board on many LiftMaster, Chamberlain, and Genie models. A gear and sprocket kit on older chain drives lands in the same zone. Once you cross 300, compare the quote to a new unit installed.

Garage door opener installation cost depends on features and mounting. For Houston homes with a bedroom over the garage, a quiet belt drive with a DC motor and soft start stop is worth it. Most homeowners spend 350 to 750 installed for a modern belt drive with integrated LED lighting and Wi Fi. Jackshaft wall mount units that free up overhead space and handle heavy or high lift doors usually run 600 to 1,200 installed, depending on the brand and the need for an upgraded spring system. If you search for LiftMaster Garage Door Opener nearby, you will see plenty of dealers who keep the 84505R, 87504, or 8500W in stock. Prices vary with the accessories you want, extra remotes, keypad, battery backup, and with what it takes to haul away the old opener and reinforce your header bracket.

## **Balancing price and longevity with spring choices**

I often get asked whether it is worth paying more for a higher cycle spring. If you plan to move in the next two to three years, a standard 10k set installed correctly is reasonable. If you run a busy household with two drivers in and out all day, a 20k or 30k spring pays back. The math is simple. If a 10k set installed costs 320 and lasts 7 years in your use case, and a 20k set at 420 lasts 12 to 14 years, your annualized cost drops and you avoid multiple service calls. In Houston's humidity, oil tempered 20k springs also hold their balance better year to year, which keeps strain off your opener and door sections.

## **DIY or hire it out**

Plenty of homeowners in Conroe and Spring are capable with tools. The question is risk, not ego. Torsion springs store serious energy. The winding bars need to fit properly. Set screws must bite the shaft without stripping. One slip can break fingers or worse. If you choose DIY, buy the correct springs based on door weight, drum size, and track configuration, not by guessing against a photo. Measure wire size to the thousandth, not by a tape that starts and ends on torn coil edges. Expect to spend 100 to 200 on parts if you source them yourself, add a spring winding kit if you do not own the bars, then spend a weekend learning and doing. If you do not want to own that risk, hire a pro for residential garage door repair. The extra 150 to 250 you pay buys speed, warranty support, and fewer headaches.

## **Safety first when a spring fails**

- Do not pull the red release handle with the door in the up position. The door can slam down and damage the top section or worse.
- Unplug the opener or switch it to vacation lock until a tech inspects the door. Prevents a family member from hitting the wall button by habit.
- If a cable is off the drum, do not try to rewind it with the opener. The drum groove will cut the cable and ruin the drum.
- Keep cars outside if possible. A tech needs a clear bay to work safely.

Those simple steps prevent most of the costly collateral damage I see on broken spring calls.

## Why pricing in Houston is not the same as Phoenix or Chicago

Labor rates and parts distribution costs differ city to city. In our region, the sheer size of Greater Houston and traffic patterns matter. A tech covering Garage door repair Houston TX, Garage door repair Humble TX, Garage door repair Cypress TX, and Garage door repair Magnolia TX in one day will either carry more inventory or make more supply runs. Companies that invest in well stocked trucks and keep common spring sizes, bearing plates, and drums on board reach your driveway once and finish the job. That saves you time and typically leads to a more consistent price. Smaller operations may quote lower by phone and then adjust once they see your door, because they have to source the right spring size. Neither approach is wrong, but it explains why you can see a 50 to 100 spread between two reputable providers.

Season and storms also push demand. After big Gulf storms, doors take wind and water, tracks tweak, and springs under stress finally let go. You will see scheduling push out a day or two and emergency fees show up. If you can wait until normal hours, say so when you call. Many companies waive the after-hours premium if they can safely get you by with the door down and the opener disabled.

## When the quote looks high, ask better questions

I encourage homeowners to ask for specifics, not discounts. Which wire size, inside diameter, and cycle rating are you quoting? Are you replacing a single spring with a properly balanced pair on my double door? What warranty do I get on parts and labor, and what voids it? Will you inspect and lubricate bearings, hinges, and rollers as part of the job? Responsible techs appreciate informed customers. Fly-by-nights do not.

If you call around for Garage door repairs near me, you will hear a mix of trip-fee promises, lifetime warranties that read thin once you see the fine print, and heavily discounted specials that require buying add-ons. I am not against packages. I am against bundles that smuggle in poor parts. A fair package for garage door spring replacement on a standard two car door in Houston might include two 20k oil tempered springs, center and end bearings, a set of nylon rollers, balance and tune, haul off, and a one year labor warranty for 420 to 650 depending on door weight and the travel distance. More than that, and the materials or the size likely justify it. Much less, and I would check the cycle rating and ask whether the rollers are truly sealed bearing nylon or a plastic knockoff.

## Commercial and oversized doors

Commercial garage door repair and torsion spring work follow the same principles, but ladders get taller, springs get longer, and safety stakes go up. Sectional commercial doors with high lift or vertical lift systems require exact springing and careful set of the drums because the cable wraps travel further. Expect pricing in the 450 to 1,200 range for spring jobs on small to mid commercial doors in Houston, depending on shaft size, lift style, and whether OSHA fall protection is required on site. Many shops have separate crews for commercial calls, so timing can differ from residential garage door repair.

## Neighborhood specifics across the North Houston corridor

I see patterns by neighborhood. In Conroe garage door repair calls, heavier insulated doors in newer communities raise the spring wire size and the price a touch. In Garage door repair Spring, TX, there are many homes from the 1990s with single spring setups that benefit from being converted to two torsion springs. In Garage door repair Humble and Garage door repair Willis, humidity and older detached garages bring more extension spring systems that simply need safe cable upgrades and good balancing. In Garage door repair Conroe TX and Garage door repair Cypress TX, builders often installed budget openers that are ready for replacement by year 10. That is where Garage door opener installation cost becomes a conversation [South Houston opener repair](#) alongside the spring repair. If you are choosing New garage door openers, ask for belt drive with DC motors and battery backup. Good garage solutions focus on a balanced door first, then a quiet opener that does not have to work hard.

## What a good spring replacement visit includes

A careful tech does more than swap metal. We weigh the door or at least verify balance after install. We set drums evenly so cables have the same tension. We inspect the bottom brackets and the bottom seal for tears that let water blow in during Gulf storms. We look at the hinge line to catch cracked hinges before they tear sections. We check opener force so

it will reverse on a 2 by 4 under the door. If your repair ticket says garage door spring repair and nothing more, ask for the rest. It does not add much time and it prevents a second service call.

## Clear answers to the questions people ask most

What does it cost to service a garage door? In Houston, plan on 89 to 189 for a full tune-up without major parts. That typically includes adjustments and lubrication, alignment of tracks and sensors, tightening hardware, and setting opener force and travel.

What is the average cost to fix a garage door opener? Most common opener repairs fall between 110 and 280. When boards or motors fail on older units, replacing the opener often makes better financial sense.

How much does it cost to service an electric garage door? If we are adjusting and servicing the powered system with no major parts, the same 89 to 189 range applies. If we replace the opener, 350 to 750 for a standard belt or chain unit installed, higher for wall mounts or heavy door applications.

## When the door is off track or cables are a mess

A broken spring can trigger secondary issues like a garage door off track or a bird's nest of cable around the drum. Straightening a bent track, resetting drums, and squaring the door adds time. Most off track resets with no section damage run 140 to 280 in Houston when done without a spring replacement. If you are already replacing springs, the additional labor is smaller because the door must be rebalanced anyway. Garage door cable repair often pairs with drum cleanup and fresh bearings. That keeps the door lifting evenly and extends the life of the new springs.

## Warranty and aftercare

Ask for a written parts and labor warranty. On spring jobs in our market, one year on labor and three to five years on parts for mid cycle springs are common. Premium high cycle springs often carry longer parts warranties. Keep your invoice. Lubricate the springs lightly twice a year with a silicone or garage door specific spray. Do not soak the coils, a light film is enough. Schedule a service check every 18 to 24 months if your door sees heavy traffic. A 15 minute tune-up today can keep a small noise from turning into an expensive repair.

## Where to start if you need help now

If you are in North Houston and search garage door repair near me, you will see companies that cover Garage door repair Houston, Garage door repair Humble, Garage door repair Conroe TX, Garage door repair Magnolia TX, Garage door repair New Caney TX, and Garage door repair Willis TX. Proximity matters when you are stuck, but so does capability. Look for proven residential garage door repair experience, stocked trucks, and clear pricing. If you run a small business with a rolling schedule, ask whether the same team handles commercial calls and whether they stock commercial bearings and longer springs.

[commercial garage door service](#)

Whether you choose a national brand or a local shop, the numbers will line up with the ranges above if the diagnosis is sound and the parts are appropriate. Broken garage door spring issues feel urgent because they are, but that urgency does not mean you have to accept a mystery quote. Ask for the cycle rating. Ask for the part sizes. Ask for the warranty. Choose the mix of price and longevity that fits your home, and you will not think about your springs again for a long time.