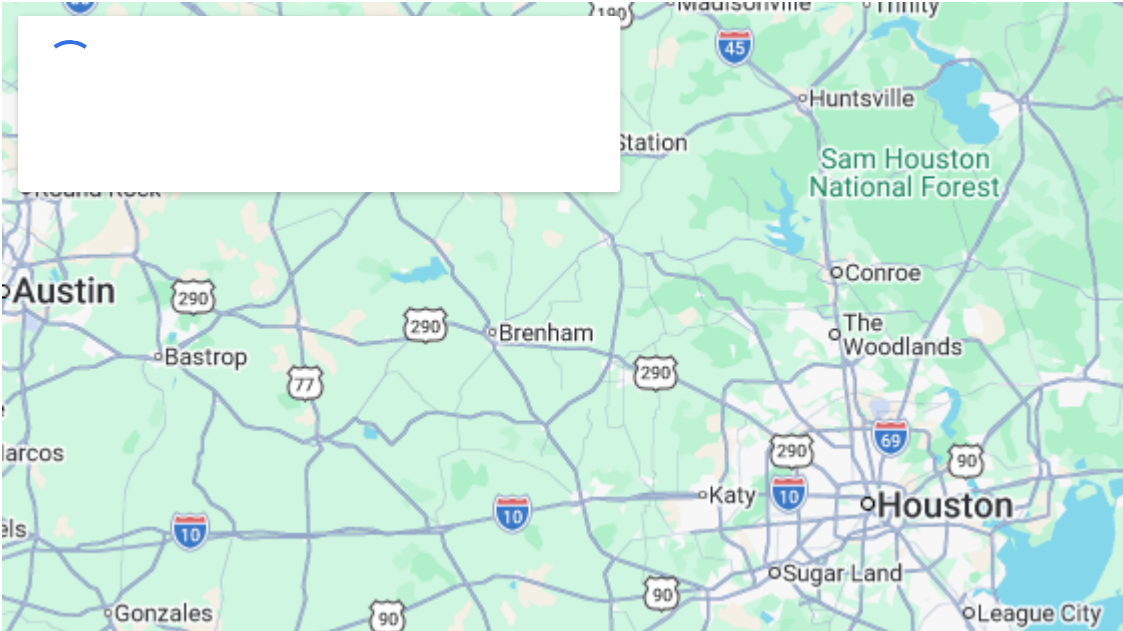


Most garage doors weigh between 130 and 400 pounds. Springs do the heavy lifting, storing energy so your opener does not strain or burn out. When a spring breaks, the door often will not budge, or it will slam shut without warning. That single component drives more emergency calls than any other part of a door system. It also raises the most questions about cost, because not all springs or doors are the same, and the local market matters. If you are searching for garage door repairs near me around Houston, Conroe, Spring, or Humble, this guide breaks down what you can expect to spend, why, and how to make smart choices.



Why spring type changes the bill

North American residential doors use one of two spring systems. Torsion springs sit above the door on a shaft and twist to store energy. Extension springs stretch along the horizontal tracks on each side. The labor and parts are different, and so are the life spans. Torsion setups cost more on the front end, but they balance the door better, run quieter, and typically last longer. Extension systems are cheaper to replace but have more points of wear and a higher chance of sending hardware flying if safety cables are missing.

Across real jobs in the Houston metro, a standard two-spring torsion replacement on a typical 16 by 7 steel door usually lands in the 250 to 450 dollar range for parts and labor. A one-spring torsion setup on a single 8 by 7 door often runs 180 to 320 dollars. Extension spring swaps, usually done in pairs, fall closer to 150 to 280 dollars, depending on quality. Those are healthy mid-market numbers for residential garage door repair with insured techs and a written warranty. Ultra budget quotes exist, but they often come with lightweight wire springs that will not see you through many seasons.

A quick feel for local pricing

Houston is a wide market. Garage door repair Houston prices are anchored by distance, traffic time, and genuine parts availability. Conroe and Willis often see a small travel fee unless the company runs a daily route there. Magnolia and New Caney are similar. In-town calls near the Loop are faster to reach but can share the same labor rate. For a standard, in-stock torsion job with no surprises, I see totals of 280 to 420 dollars most days. Conroe garage door repair numbers hover in the same band, with 10 to 25 dollars added when the tech has to make a second trip for special-order springs.

If your door is heavy - solid wood, full-view aluminum with glass, or extra insulation - the spring wire size steps up and so does the cost. Pair that with high-cycle spring upgrades, and your bill can climb by 60 to 180 dollars. Most homeowners who plan to keep the house for several years opt for the upgrade, because it postpones the next service visit and saves on repeated labor.

Torsion springs: performance, longevity, and typical costs

Torsion springs live on a metal shaft above the door, anchored at a center bearing plate, winding toward drums at both ends. When the door closes, the springs wind up. When the door opens, they unwind and send torque to the drums, which pull the cables to lift the door evenly. A well-balanced torsion door can be lifted by hand with two fingers. That is how you know the spring is sized correctly.

In the Houston area, a standard set of oil-tempered torsion springs rated for 10,000 to 15,000 cycles will cost a pro 40 to 120 dollars in parts for a typical double door, more for heavier wire. Retail to the homeowner, installed, commonly comes out to:

- Single-car steel door, one spring: 180 to 320 dollars
- Double-car steel door, two springs: 250 to 450 dollars
- Heavy custom wood or oversize door: 350 to 650 dollars

High-cycle upgrades - think 25,000 to 50,000 cycles - can add 60 to 200 dollars over standard. In most cases, the labor is the same. You are paying for higher quality steel wire and a larger spring body. If you open your door ten times a day, a 10,000 cycle spring may last three years, while a 25,000 cycle spring stretches closer to seven. That math is worth doing.

You may hear oil-tempered versus galvanized. Oil-tempered springs, the dark matte kind, are the workhorses I prefer in our humidity. Galvanized resist surface rust but historically have shown more initial stretch, which can need a touch-up winding after the first months. Newer galvanized alloys have improved, but most techs in Garage door repair Houston TX still lean oil-tempered for predictable performance.

If your existing setup uses one spring on a double door, many shops recommend converting to a two-spring system. The cost delta is typically small, 30 to 80 dollars in parts, and the benefits are real. With two, if one breaks, the door will not crash as hard, and the remaining spring helps the tech safely secure the door for service.

Extension springs: where they fit and what they run

Extension springs mount along the horizontal tracks and stretch as the door closes. They are common on older homes and on setups with limited headroom. Each side uses its own spring, so good practice is to replace both at once. Safety cables must run through the center of each spring. If those cables are missing, get them installed. I have seen extension springs let go and whip through drywall. Safety cables turn a dangerous failure into a loud but contained event.

Costs for extension springs in our region usually land a bit under torsion. Expect:

- Single-car door, pair of extension springs: 150 to 260 dollars
- Double-car door, pair replaced, with safety cables if missing: 190 to 300 dollars

If your tracks or pulleys are worn, add 40 to 120 dollars. The biggest downside is balance. Even with fresh springs, extension systems can feel bouncy, and they are more sensitive to misaligned tracks. On the upside, they are easy to source and quick to install on standard doors.

How to tell if you have a broken spring

When a spring breaks, it is not subtle. Here are the most common tells I see at residential garage door repair calls:

- The opener strains and stops, or hums without moving the door.
- You see a clean gap in a torsion spring coil, like a break line where the steel separated.
- The door only lifts a few inches then slams shut.
- Lifting by hand feels impossible, or the door is dead weight.
- On extension systems, the door hangs crooked and one side cable looks slack.

If you suspect a broken garage door spring, stop using the opener. Forcing it can strip nylon gears, bend the top section, or pull the door off track. Unplug the opener, lock the door if it is partially open, and call a pro.

What a clean invoice looks like

Transparent garage solutions help you see where the money goes. A basic job for a two-spring torsion replacement on a steel double door should show:



- Site visit and safety check. That includes verifying the door weight range, checking the center bearing plate and end bearing plates, and inspecting the cables for fray. This is rolled into labor.
- Parts. Two torsion springs sized to your door, plus any smalls like set screws, winding cones if needed, and new center bolts if worn. If cables are rusted or the bottom brackets show fatigue, add those now. Cables run 20 to 40 dollars installed on a standard door.
- Labor. Removing the old springs, rebalancing, winding to proper turns, setting cables, and a functional test. In our market, that labor is commonly 120 to 220 dollars.
- Warranty. Reputable shops list a parts warranty by cycle or years - often one to three years on standard springs, longer on high-cycle - and at least 30 to 90 days on labor.

When the tech is done, ask to see the door balance with the opener disconnected. The door should stay near halfway without drifting hard up or down.

Factors that swing the price up or down

Door size matters. A 16 by 7 insulated steel door typically weighs 150 to 200 pounds, while a 16 by 8 with high wind bracing can edge past 300. Heavier doors demand thicker wire and longer springs. Headroom matters as well. If you have a low headroom kit or a high-lift track setup, spring geometry changes and the spring may need to be custom wound. Expect a lead time and a return trip charge in those edge cases.

Age and condition of hardware can tack on modest costs. If the center bearing is rough, replacement is cheap insurance at 20 to 40 dollars. Worn rollers turn a smooth lift into a growl. Garage door roller replacement often runs 80 to 140 dollars depending on the number of rollers. While the door is down and the springs are off, that is the ideal moment to swap them.

Geography within the metro can affect timing and fees. Garage door repair Conroe TX, Garage door repair Willis TX, and Garage door repair Magnolia TX often run the same base price as Garage door repair Houston, but a company may add 10 to 25 dollars to cover an extended drive or schedule those jobs as first or last calls.

DIY or hire a pro?

I have replaced hundreds of springs. I still treat torsion bars with respect. Unwinding a loaded spring with the wrong tool can put your hand or face where it should not be. Professional techs carry hardened steel winding bars, not screwdrivers. They secure the door, lock down the shaft, and check the set screws twice. If you have the right bars, a clear method, and patience, a competent DIYer can replace extension springs more safely than torsion, but even extension setups bite when a cable pops.

There is a cost case both ways. Buying two torsion springs yourself might be 100 to 200 dollars shipped. [commercial garage door service](#) Add 40 to 80 dollars for winding bars if you do not own them, and your time. If something slips, the

ER visit dwarfs the savings. I am not here to scare you, just to be honest. If you choose to DIY, study your exact hardware, take photos before you touch anything, and do not work alone.

What does it cost to service a garage door?

A routine tune-up, without broken parts, generally falls between 79 and 149 dollars in the Houston area. That service should include a full inspection, hinge tightening, track alignment, lubrication of rollers and springs, balance check, and opener force and travel adjustments. If the tech finds minor issues, expect a small add-on for parts. This kind of maintenance catches garage door cable repair needs early and prevents a garage door off track call later.

What is the average cost to fix a garage door opener?

Opener repair is its own lane. Common fixes are limit switch adjustments, sensor alignment, new photo-eye wiring, or a replacement logic board. Most opener repairs land in the 95 to 225 dollar range when parts are available. When the main drive gear in a chain drive shreds, the gear and sprocket kit with labor often totals 140 to 220 dollars.

The brand and age matters. LiftMaster, Chamberlain, and Craftsman share many parts. If you search LiftMaster Garage Door Opener nearby, you will find techs with common boards on the truck. Off-brand units can be hard to source and push you toward replacement.

How much does it cost to service an electric garage door?

If by electric garage door you mean the powered opener and safety system, a service visit is similar to the tune-up price: 79 to 149 dollars, covering sensor checks, force settings, lubrication, and new remote programming. If you add a surge protector for the opener or swap a wall control, tack on 20 to 60 dollars. If the opener hums but will not lift because of a broken spring, that is not an opener issue. The spring must be addressed first.

Opener installation costs and when to upgrade

When a spring goes, many homeowners ask if it is time for new garage door openers too. If your unit is older than 12 to 15 years, noisy, or lacks modern safety features, it is a fair question. Garage door opener installation cost in our region usually runs 350 to 700 dollars installed for a quality unit, depending on drive type and features.

Belt drives are quiet and popular for attached garages. Chain drives are durable and cost a bit less. Direct drive and wall mount openers shine on high-lift or low headroom setups. Smart features now come standard on many LiftMaster and Chamberlain units, letting you monitor and control from your phone. In a home with kids or frequent deliveries, that is worth having. New garage door openers also improve LED lighting and battery backup, which keeps your door functional during outages.

Anecdotally, I often pair a spring replacement with an opener install when the old opener is already struggling. The labor overlap can save you 40 to 80 dollars because the tech is already on site and the door is dialed in.

Cables, rollers, and off track fixes: realistic add-ons

A frayed cable is not a tomorrow problem. If it snaps under load, the door can twist and jam in the tracks. Garage door cable repair typically costs 90 to 160 dollars, including both cables, when done during a spring job it can be cheaper, 40 to 80 dollars extra. Roller swaps, especially to 13 ball nylon, quiet a door dramatically and reduce strain on the opener. Expect 8 to 15 dollars per roller installed.

Garage door off track calls vary widely. If the door just came out of a single roller and nothing is bent, re-set and tune may be 120 to 220 dollars. If the top section is creased or the track is kinked, a new section or track can push the repair over 300 dollars. Honest shops will tell you when the money is better spent on a new garage door installation, especially if multiple sections are compromised or the door lacks modern reinforcement for wind loads.

Residential vs. commercial spring work

Commercial garage door repair adds weight, size, and duty cycle. Springs are larger, shafts thicker, and drums beefier. Labor often involves lifts or two techs. While a residential torsion swap may be 250 to 450 dollars, a commercial

sectional spring replacement is frequently 450 to 1,200 dollars depending on door width, lift type, and cycle rating. If you are pricing both, do not expect residential garage door repair numbers to carry over to a warehouse door that cycles a hundred times a day.

What a fair quote looks like in Spring, Humble, Cypress, and beyond

Garage door repair Spring, TX, Garage door repair Humble TX, and Garage door repair Cypress TX generally mirror Houston central pricing, with honest variations for drive time. In subdivisions from Gleannloch Farms to Atascocita, most two-spring torsion jobs fall 280 to 420 dollars total. Add travel of 10 to 25 dollars for outer areas like New Caney or Willis, though many shops waive it if they can route efficiently. Garage door repair Conroe TX work on lakefront homes often involves heavier doors. Flag that when you call so the tech brings the right wire sizes.

If a company advertises a 99 dollar spring replacement, read the fine print. That figure tends to exclude parts or includes only one undersized spring, then escalates on site. Conversely, if someone quotes 700 dollars for a basic steel door spring swap with no extras, you are paying a premium without a clear reason. A good price is not just low, it is aligned with the door's weight, the cycle life you choose, and a warranty that means something.

How to vet a repair company before the truck rolls

- Ask for the all-in price range for your door size, including both springs, tax, and any service fee.
- Confirm the cycle rating and whether the springs are oil-tempered or galvanized.
- Request the warranty in writing, with parts and labor spelled out.
- Verify they will replace both extension springs or convert to a two-spring torsion setup when appropriate.
- Ask if they carry cables, rollers, and bearings on the truck in case inspection finds wear.

A couple of minutes on the phone saves awkward driveway negotiations. Local outfits that handle Garage door repair Houston, Garage door repair Humble, and Conroe alike should be comfortable quoting ranges and explaining trade-offs.

Red flags I have learned to recognize

Quotes that double once the tech arrives, pressure to buy an entirely new door without clear damage, or refusal to show the broken part are all warning signs. So is drilling out winding cones or using vice grips in unsafe ways that could damage the shaft. A competent tech measures your existing springs, weighs the door if needed, and installs matched replacements rather than guessing. They will also show you how to pull the emergency release and test balance safely.

Maintenance that stretches your dollars

Springs fatigue faster when they run dry and when the door fights itself. A silicone or light garage door lubricant on the coils twice a year slows rust and friction. Keep the tracks clean of debris and do not bend them inward to quiet rollers. That only creates drag. Watch the cables near the bottom bracket, where road spray and salt collect. If a strand starts to fray, schedule service before it pops. Teach family members to wait for the door to fully open before pulling in so the top section does not get bumped out of alignment.

Set a yearly tune-up reminder. It costs less than a dinner out and often catches issues before they escalate. If you just replaced springs, ask your tech whether to re-torque after the first month. Some galvanized setups benefit from a quick touch-up.

When replacement makes more sense than repeated repair

If your door is bent, lacks modern reinforcement, or requires rare parts, multiple band-aids can add up. Older wood doors with rotten bottom rails will not hold hinges well even with new springs. In that case, garage door installation can save money over two or three large repairs. New insulated steel doors in common sizes installed in our region typically run 1,200 to 2,200 dollars, more for full-view or custom wood. A fresh door comes with new tracks, springs, and weatherseal, resetting the clock on maintenance.

The bottom line on torsion vs. extension

Torsion wins on balance, safety, and long-term economics. If your headroom allows and [*Find more information*](#) your budget stretches a bit, it is the better system for most homes. Extension springs get the job done on older or low-clearance garages and cost slightly less up front. In both cases, quality parts and proper sizing matter more than the marketing. The right spring setup makes the opener's job easy, keeps your door sections square, and spares you the next Saturday emergency.

If you are pricing garage door spring replacement today, gather your door size, the number of sections, and a quick photo of the spring area. Call a few local shops that handle Garage door repair Houston and the surrounding cities. Ask the five questions above, and pay attention to how confidently they answer. The best value is a tech who shows up with the correct springs, installs them cleanly, and leaves your door balanced and quiet. That is the repair you forget about for years, which is exactly the point.