



Houston offices live in the real world of rush-hour foot traffic, Gulf Coast humidity, insurers asking tough questions, and building managers juggling budgets that rarely match the wishlist. Doors are not an afterthought here. They are part security barrier, part workhorse, part statement of brand and care. The right commercial door supplier makes those parts work together, quietly and dependably, for years.

I have spent more mornings than I can count in Houston loading docks and mechanical rooms, sorting submittals with superintendents while the humidity fogs glasses and crews wait for go-ahead. The projects that run smoothly share a pattern: an engaged door supplier, clear shop drawings, disciplined field verification, and realistic lead times. When any piece slips, the calendar and costs do too.

What makes a supplier trustworthy

Trust is not a slogan, it is a few habits sustained over time. With a commercial door supplier Houston teams can count on, expect three things to show up consistently. First, disciplined documentation. Good door schedules, hardware sets that are legible and complete, and submittals that respond to spec, not just catalog dumps. Second, field awareness. A supplier who actually visits the site to confirm wall conditions and swing clearances saves a pile of rework later. Third, candor about lead times. If a fire-rated wood pair with a bespoke stain needs eight to ten weeks, say it on day one. GC's can plan around truth, not wishful thinking.

There is also the little matter of answering the phone at 6:45 a.m. after a hardware box goes missing. The best people in this business are reachable and solution oriented. When a hinge template does not match the factory preps, they do not argue about

blame, they get a field-adaptable hinge on a courier and update the record set.

Houston's climate, codes, and how they shape door choices

Humidity and temperature swings are not kind to poorly selected door cores or finishes. I have seen hollow metal frames rust prematurely in lobby vestibules that trapped moisture, and solid core wood doors cup at the reveal after a wet season. A veteran door supply company Houston builders trust will steer you to corrosion-resistant frames in at-risk areas and will talk early about veneers and sealants that tolerate the Gulf climate.

Code drives the rest. Common pressures around the city include:

- **Fire ratings and egress:** Stairwells, corridors connecting to assembly spaces, and certain mechanical rooms need labeled doors and frames. Inspectors in Harris County are thorough. Field labels missing because a painter sanded them off can delay occupancy, so a supplier that preps and tags properly matters.
- **Accessibility:** Clearance at pulls, closer sweep speed, thresholds, and lever designs all tie back to ADA. I run through the same mental checklist at each site: can a person approaching with limited dexterity open this door without extra force, is there the required latch side clearance, do the hardware returns pinch fingers? Simple during design, frustrating if discovered after punch.
- **Wind and impact:** For coastal projects and taller structures, wind load and impact-rated glazing on storefront entries may be required. This is where a door distributor Houston teams rely on brings tested assemblies, not improvisation.

Add security standards for schools, healthcare, or financial institutions, and the matrix gets tight. A supplier who knows the local AHJs and what they pay attention to can save a lot of back-and-forth.

Matching door types to office realities

Most offices fall into patterns, but one size does not fit all. A Class A tower lobby calls for something different than a medical suite or a startup warehouse conversion.

Lobby and main entries: The door is part of the brand. Aluminum storefront or thermally broken systems with laminated glass are common, with pivot or concealed closers for clean lines. In Houston's heat, make sure thermal performance is not afterthought, especially on west-facing glass where afternoon sun roasts interiors. Hardware should balance aesthetics and duty cycle. If a space sees 800 opens per day, cheap closers become churn quickly.

Interior offices and conference rooms: Solid core wood doors are still the staple, with veneer or durable laminate. Acoustics matter more than owners expect. Busy teams complain first about sound bleed, not color. Ask for STC-rated assemblies on key conference rooms. The jump from a standard 30 to an STC 35 or 40 can change the usability of a room. Pair that with perimeter seals and a proper automatic door bottom if the threshold cannot be raised due to ADA.

Commons and amenities: Break rooms and wellness rooms see spills and carts. I like factory-painted galvalume steel doors for durability, or high-pressure laminate wood doors with edge banding that resists chipping. Keep vision lite sizes modest to limit cleaning smudges without losing safety sightlines.

Electrical and IT rooms: Code-driven clearances rule here. Stick to steel doors and frames, minimal hardware, and the correct listed louvers if ventilation is required. Do not let aesthetic ambitions sneak in where they do not belong. Inspectors frown at the wrong louver or an oddball closer that blocks required clear space.

Stairs and exits: This is where a commercial door supplier Houston inspectors respect can make life easy. Use door and frame packages with labels that stay legible after paint, hardware that matches the panic device listings, and closers set to close reliably under pressure differences. Fire and smoke gasketing is not optional. If budget forces value engineering, do it elsewhere.

Specialty areas: Training rooms with operable partitions often need coordinated edge guards and pile seals on adjacent doors. Wellness rooms may need privacy sets with external override. Mailrooms want package-resistant kick plates and heavier hinges to survive carts.

Hardware thinking that pays off

Hardware is where office doors either work quietly or become a daily complaint. I once had a client swap all lever sets on a 38,000 square foot floor because the sleek European design looked great but snagged sleeves and lacked return-to-door compliance at certain locations. A small conversation at submittal time would have prevented a costly change.

Use Grade 1 hardware on doors with real use and Grade 2 where traffic is light. This does not mean gold-plating everything. It means recognizing that a cafe door with 1,000 swings a day demands robust hinges and closers. Closer sizing is another common miss. Houston has stack effect forces in taller buildings that will fight closers at stair enclosures. Size up strategically, and do not be afraid of delayed action settings on doors into main corridors where carts move often.

Smart access control is unavoidable now. If your office uses badge readers, involve the door supplier early. Electrified hardware, power transfers, and credential readers add coordination with electricians and low-voltage teams. Ask for a single-line diagram during submittals that shows power and signal paths, not just the hardware cut sheets. It speeds approval and avoids finger pointing later.

When residential knowledge helps, and when it does not

Now and then, an owner leans on a residential door supplier Houston homeowners rave about, thinking doors are doors. The difference shows up in listings, duty cycles, and code compliance. A boutique wood shop can build a gorgeous slab, but without the correct fire labels, smoke seals, and hardware preps, it cannot go in a rated corridor. That said, residential craftspeople can be a treasure for certain executive suites. Veneer matching, custom stain work, and millwork integration can elevate an office when paired with a commercial frame and proper hardware. A hybrid approach works if a seasoned commercial door supplier handles the rated and high-traffic zones, and the residential shop takes feature areas under clear guidance.

Lead times and the calendar you actually need

Here is a realistic cadence I use for a mid-scale office build-out, say 25 to 60 openings:

- One week to issue accurate door and hardware schedules from DD or CD sets, assuming the design team can answer open questions within 48 hours.
- Two to three weeks for submittal review and resubmittals. Faster is possible but only if decisions are made quickly. Waiting five days for paint color approvals is what eats the schedule.
- Stock hollow metal frames for non-rated applications can be two to three weeks. Custom frames, sidelight frames, and anything with special preps, four to six weeks. Fire-rated assemblies, especially if paired with custom veneer doors or special glass, can push into eight to ten weeks.
- Hardware lead times range widely. Basic mechanical sets can be quick. Electrified locks, monitoring strikes, and purpose-made levers in nonstandard finishes can stretch to six to eight weeks.

This is why a door distributor Houston GCs like to call will often recommend releasing frames early as a separate package, especially if walls are moving into framing soon. Frames set during drywall let you hang doors and hardware later without forcing risky field-drilling.

Field verification: the boring step that prevents drama

I bring a tape, a digital level, and a small square to every site walk, and I want the door supplier there. Drywall can shrink openings, floors can run out of level, and someone will move a light switch to the wrong side of a jamb if no one is watching. Good suppliers send a tech to confirm rough opening sizes, slab elevations at thresholds, and swing directions. That thirty-minute walk saves a pile of shims and cursing later.

Pay attention to floor finishes. A quarter inch of LVT plus underlayment is [All Kinds Of Doors door supply company houston](#) easy. Add a carpet tile with pad and a transition strip, and suddenly your door undercut starves the HVAC return. If an automatic door bottom is part of an acoustic package, make sure the finished floor height is nailed down before the door leaves the factory.

Security and life safety, balanced

Office security is not just about card readers. Start with sightlines. Vision lites in corridor doors reduce collisions and make spaces feel safer, particularly in high-traffic coworking setups. Use laminated glass where impact or acoustic performance is desired. For access control, decide early if you need fail-safe or fail-secure behavior during power loss, and coordinate that with egress. Stair re-entry rules in high-rises interact with card readers in ways that can confuse teams who do not do this weekly.

In Houston's storm season, think about resilience. Entry doors that can be dogged open during a power failure, clear signage for emergency egress, and mechanical overrides on key hardware can be the difference between a chaotic lobby and an orderly building.

Budgeting where it counts

Not every door deserves top-tier everything. Budget smartly. Spend on:

- Assemblies with ratings and public exposure: lobbies, exits, and rated corridors. Inspectors and visitors see these.
- Hardware at high-use doors: cafés, restrooms, main conference rooms. Noise and failure here kill satisfaction.
- Acoustics for rooms where it matters: executive offices, HR, and boardrooms. People notice when confidential conversations leak.

Save on lower impact locations by standardizing finishes and hardware sets. Select one durable lever style and finish for 80 percent of openings and let the rest align.

A short story from a Houston jobsite

We delivered a floor of 52 openings for a tech tenant in Midtown. The drawings had four electric strikes and a pair of mag locks. During rough-in, the owner's IT vendor added two more readers after a security audit. The door supplier spotted the change during a field walk because the new conduit stubs did not match the schedule. We held the hardware order for a day, swapped two mechanical locks for electrified versions, and avoided a week of lead time later. The difference? The supplier had a project manager who cared enough to walk before releasing the order, and the GC gave them access. Small moves like that save real money.

Why local matters

A door supplier Houston based teams trust knows which inspectors are strict about label visibility and which building engineers hate door closers that drip oil onto terrazzo. They know the repair people who can show up same-day when a hinge pin walks out of a restroom door. They also have relationships with fabricators who can turn a custom sidelight frame in four days when a wall was framed two inches off from the model. Those intangibles are why I recommend local distribution for most office jobs, even if the pricing looks a hair higher on paper.

Coordination with other trades

Doors are intersection points. Drywall, paint, flooring, electrical, low-voltage, mechanical airflows, millwork, and even signage converge there. A door package that sits in its own silo will collide with the rest. I ask the supplier for coordination drawings when a door interfaces with millwork, such as a recessed entry with a branded wall, or when seals and automatic bottoms depend on exact floor height. I also make sure the electrician and low-voltage contractor receive the hardware schedule early, with a clean list of powered devices and voltages.

Painters should be told clearly which frames are to be field painted and which arrive factory finished. Nothing deflates a punch list like a factory-painted frame that took a roller to the label or a gloss over a satin door. If you want touch-up kits, order them with the package. They are cheap insurance.

Handling change orders without chaos

Changes are inevitable. A trustworthy door supplier keeps a clean log of opening numbers, hardware sets, and revisions. When the tenant asks for privacy glass instead of clear, the supplier should present a simple delta that covers glass spec change, lead time impact, and any hardware conflicts, such as magnet compatibility with laminated interlayers. If a new wall adds a door, the supplier can often piece a solution from stock while a custom door is made, using a temporary slab to keep trades moving. That kind of agility comes from inventory depth and a warehouse team that knows how to kit parts for partial deliveries.

What to ask a prospective supplier

If you are choosing among options, I suggest five questions that reveal how they operate:

- Can you show two recent submittal packages with door schedules and hardware sets from office projects, including at least one with access control?
- How do you handle frame releases ahead of door and hardware, and what is your typical field verification process?
- What are your current lead times for rated wood doors with factory stain, and for electrified locksets in the finish we are specifying?
- Who will be our day-to-day project manager, and will they attend coordination meetings during rough-in and again before hardware install?
- If we need a quick-turn replacement on a damaged door during punch, what is your plan: local inventory, temporary slabs, or a rental program?

The answers reveal maturity, not just price.

The residential crossover in Houston's mixed-use buildings

Many Houston office tenants sit inside mixed-use developments. Ground floors carry retail doors, and upper floors hold offices. Here, the line between a residential door supplier Houston developers work with and the commercial team can blur. Be clear about demising walls, ratings, and the property line where responsibility changes. I prefer one commercial door supplier to manage all rated and public-facing openings, and to coordinate with the residential supplier on aesthetic continuity. For example, a wood veneer in the lobby can be matched upstairs, but only if the veneer layup and stain formulas are shared early.

Warranty, service, and the afterlife of a project

A year after move-in, hinges settle, closers drift, and cleaning crews find every sharp edge. Ask your door supplier about a six-month or one-year adjustment visit built into the contract. It is not expensive, and it buys goodwill. A technician can tune closer speeds, tighten hardware, and replace worn silencers. Also confirm how to file warranty claims, especially for electrified hardware that may be covered by the manufacturer but routed through the distributor.

Label your doors and frames with opening numbers discreetly, ideally inside the hinge jamb or on the top rail. Maintenance teams will thank you when ordering parts. The supplier who provided a comprehensive closeout package with as-builts, keying charts, and hardware cut sheets becomes the first call when needs arise later.

Final thoughts from the field

If you go hunting for a door supplier Houston builders consistently recommend, do not stop at quotes. Spend an hour with their project manager and walk through a past project. Look at the condition of their warehouse. Ask about a tough job and how they handled it. Doors are engineered products with a lot of ways to get them slightly wrong. The partners who sweat details keep a schedule on track and save money that does not show up in line items.

The right supplier will feel like part of the project team, not a vendor pushing boxes. They will help you pick the right materials for Houston's climate, the right hardware for the workload, and the right delivery sequence to match construction. They will tell you when a finish is a mistake, and they will pick up the phone when you need help. That is what trustworthy solutions look like in practice, and it is what keeps office projects here moving from concept to occupancy with fewer surprises.

All Kinds Of Doors

Address: 13714 Hempstead Rd, Houston, TX 77040

Phone: (281) 855-3345

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Since our first days in the business, All Kind of Doors has remained committed to providing top quality garage doors, installation, and repair services to Houston residents and businesses. We specialize in residential and commercial garage doors, entry doors, installation, and repair, with customer safety and satisfaction as our top priorities.

[View us on Google Maps](#)

13714 Hempstead Rd

Houston, 77040

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- Wednesday: Open 24 hours
- Thursday: Open 24 hours
- Friday: Open 24 hours
- Saturday: Open 24 hours
- Sunday: Open 24 hours

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All Kinds Of Doors is a company

All Kinds Of Doors is based in Houston Texas

All Kinds Of Doors is located at 13714 Hempstead Rd Houston TX 77040

All Kinds Of Doors phone number is 281 855 3345

All Kinds Of Doors website is <https://www.allkindsofdoors.com/>

All Kinds Of Doors was established in 2008

All Kinds Of Doors is a family owned business

All Kinds Of Doors provides garage door installation services

All Kinds Of Doors provides garage door repair services

All Kinds Of Doors supplies residential garage doors

All Kinds Of Doors supplies commercial garage doors

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All Kinds Of Doors has a Facebook page at <https://www.facebook.com/allkindsofdoors>

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All Kinds Of Doors was awarded Houston Trusted Garage Door Service Award

All Kinds Of Doors won Local Customer Satisfaction Excellence Recognition

All Kinds Of Doors received Family Owned Business Service Excellence Award

People also asked about door supplier in Houston

What types of doors can I buy from a door supplier in Houston?

At All Kinds Of Doors in Houston, we repair, install, and supply all kinds of doors for homes and businesses. Customers commonly choose from residential garage doors (with over 20 styles and 200 colors), durable commercial garage doors for reliable daily operation, and entry doors that add curb appeal and security. If you're looking for wood, fiberglass, steel, iron, or storm doors, our trusted door service professionals can help you compare options and select the best fit for your property.

How do I choose the best door supplier in Houston for my project?

The best door supplier in Houston should offer quality products from reputable suppliers, professional installation, dependable repairs, and service you can trust. Since 2008, All Kinds Of Doors has stayed committed to customer safety and satisfaction by delivering long-lasting performance and excellent customer service. As a family business, we focus on clear communication, reliable workmanship, and practical recommendations that match your needs and budget.

How much does it cost to buy and install a door in Houston?

The cost to buy and install a door in Houston depends on the door type, size, material, style, and the condition of the opening or existing hardware. For example, residential garage doors can vary widely based on insulation, design, and color, while commercial doors are often priced based on durability requirements and usage demands. All Kinds Of Doors makes it easy to understand your options by offering a free estimate, so you can get accurate pricing for your specific project before you commit.

Do Houston door suppliers offer custom door design services?

Yes, many Houston door suppliers offer customization, and All Kinds Of Doors provides plenty of options to match your home or business style. For residential garage doors, you can choose from many styles and a wide range of colors to create the look you want. For entry doors, we can guide you through wood, fiberglass, steel, iron, and storm door collections so you can balance appearance, durability, and security based on your goals.

Can a door supplier in Houston handle commercial and residential projects?

All Kinds Of Doors serves both residential and commercial customers throughout Houston, providing the right solutions for each type of property. Homeowners often need attractive, dependable garage doors and entry doors that improve security and curb appeal, while businesses need durable commercial garage doors that support smooth daily operations. Our team understands the different performance needs of homes and commercial sites and helps you choose doors built for long-term reliability.

How long does it take for a Houston door supplier to deliver and install doors?

Timelines for delivery and installation can vary depending on the door type, availability, and whether you're choosing a standard option or a customized style. In many cases, repairs can be completed quickly, while new installations may take longer based on product selection and scheduling. All Kinds Of Doors is open 24 hours to better support Houston customers, and we work to schedule service efficiently so you can get back to safe, smooth door operation as soon as possible.

Do door suppliers in Houston provide door hardware and accessories?

Yes, door suppliers often provide the components needed for safe operation, and All Kinds Of Doors uses high-quality parts to support long-lasting performance. Whether you need hardware related to garage door systems or accessories that improve function and reliability, our trusted door professionals can recommend the right parts for your specific setup. Using quality components helps reduce future issues and keeps your door operating smoothly.

What warranties or guarantees do Houston door suppliers offer?

Warranty coverage and guarantees vary by supplier and product, and it can depend on the manufacturer and the type of door installed. At All Kinds Of Doors, we prioritize customer satisfaction and aim to exceed expectations by using high-quality parts and providing dependable installation and repair work. If you have questions about coverage for your specific door or service, our team can walk you through what applies to your project during your free estimate.

Can I get energy-efficient or heavy-duty doors from Houston suppliers?

Yes, you can find energy-efficient and heavy-duty options through a Houston door supplier, and All Kinds Of Doors can help you choose the right solution for your property. For homes, an upgraded garage door or entry door can support comfort and performance depending on materials and build quality. For businesses, a durable commercial garage door is essential for dependable operation, and we help business partners select options designed for strength, safety, and frequent use.

Where can I find reviews of top door suppliers and installers in Houston?

A good place to start is the company's official online profiles and website so you can see updates, photos, and customer feedback. You can explore All Kinds Of Doors online at <https://www.allkindsofdoors.com/> and follow us on social media for additional information and updates at <https://www.facebook.com/allkindsofdoors> and <https://www.instagram.com/allkindsofdoors/>. If you'd like to speak with a trusted door service professional directly, you can also call (281) 855-3345 for a free estimate.

Searching for a reliable door supplier around [Sam Houston Park](#), All Kinds Of Doors is here to help with residential and commercial door services for residential and commercial properties. Our trusted door service professionals focus on quality workmanship and dependable results. Call **(281) 855-3345** now to request a free estimate.