

A stuck bay door halts more than a truck. It idles crews, pushes deliveries late, and exposes inventory. When a commercial roll-up or sectional door fails, the question that matters after safety is cost. Prices vary more than most managers expect, largely because commercial doors are not commodities. A 12 by 12 rolling steel that serves a distribution dock has little in common with a light rolling sheet door on a mini-storage hallway, and nothing in common with a high-speed fabric door on a food plant. The right budget depends on door type, size, usage, how it is powered, and how fast you need it fixed.

I have spent years quoting and delivering commercial garage door repair in Houston, Conroe, Spring, and the surrounding Texas markets. The ranges below reflect what owners actually pay in this region, not idealized averages. You can use them whether you search for garage door repairs near me or you already have a trusted shop.

What drives the price up or down

Two buildings on the same street can see wildly different repair bills because of a few variables that are easy to miss at the outset. Before calling for garage solutions, note the following. It will sharpen the quote and help you avoid surprise add-ons.

- Door type and size. Rolling steel service doors, rolling sheet doors, and sectional overhead doors use different components. A 9 by 10 dock door costs less to rebuild than a 16 by 16 truck-through door. Wider and taller means heavier moving parts, larger springs, and more labor.
- Duty cycle and age. High-cycle springs, chain hoists, and commercial operators rated for constant duty cost more up front but last longer. Once a door has more than 15 years and hundreds of thousands of cycles, parts compatibility and metal fatigue change your repair-versus-replace math.
- Access and obstructions. A clean, open dock door on a flat slab bills differently than a door tucked behind pallet racking or in a tight corridor where techs must scaffold or use a scissor lift.
- Electric operator complexity. Jackshaft operators, trolley operators, interlocks with fire alarms, sensing edges, and photo eyes add diagnostic time. Parts for a LiftMaster, Manaras, or Cornell operator are usually available, but logic boards, sensors, or gearboxes can move the needle.
- Speed and timing. Same-day response, after-hours work, and weekend emergencies carry surcharges. Many Houston shops apply a 1.5 to 2.0 multiplier after 5 p.m. or on Sundays.

If you can text or email photos of the drums, shaft, springs, operator model tag, and the damage area, you will get a tighter range on the first call. A good dispatcher in a garage door repair Houston TX shop will ask for those details up front.

Quick price snapshots you can trust

- Basic commercial service visit with safety check, lube, and adjustments: 150 to 300 dollars per door, often with a one-hour minimum and a travel fee credited to work performed.
- Commercial torsion spring replacement on a sectional door: 450 to 1,200 dollars per door, depending on spring size, number of springs, cycle rating, and access.
- Rolling steel spring barrel rebuild or tension system repair: 500 to 1,400 dollars, more if drums or shaft are damaged.
- Operator repair on a commercial electric door: 200 to 650 dollars for diagnostics and common parts, logic boards typically 200 to 450 dollars plus labor. A full replacement runs 1,100 to 3,500 dollars installed, not including new electrical circuits.
- Emergency or after-hours surcharge in the Houston area: 150 to 300 dollars as a call-out premium, or time-and-a-half labor, whichever is higher.

Each line above assumes typical 8 to 12 foot wide sectional or roll-up service doors. Heavier doors, fire-rated models, hurricane wind-load doors, and high-lift or vertical-lift track systems skew higher.

What does it cost to service a garage door?

A routine service visit is the cheapest hour you can buy for uptime. For commercial doors, a standard maintenance visit that includes inspection, lubrication, balance check, and minor adjustments runs 150 to 300 dollars per door in the Houston market, with volume pricing for multiple doors. On a quarterly plan, many facilities pay 120 to 250 dollars per door per year, typically with a minimum trip charge that covers the first hour on site.

That price usually includes tightening set screws, aligning photo eyes, adjusting spring tension within safe limits, setting operator limits, and documenting worn parts that should be scheduled before they fail. When someone asks how much does it cost to service an electric garage door, the answer is the same baseline plus time to test the operator safety circuits, edges, photo eyes, and a UL 325 function check. If you have rolling fire doors, NFPA 80 requires annual drop tests, which most shops bill at 150 to 400 dollars per fire door, with extra labor to reset the governor, replace fusible links, or swap out an outdated releasing device.

Preventive maintenance is not glamorous, but it beats replacing a shaft that scored because bearings went dry. In a Spring, TX distribution dock with 14 bays, we moved the site from reactive calls to quarterly service, and spring failures dropped from six per year to one in the first 18 months.

Roll-up doors: rolling steel and rolling sheet

Not all roll-ups are created equal. Learn your door's breed before you budget.

Rolling steel service doors have interlocking steel slats that coil around a barrel. They are heavier, more secure, and more repairable than light rolling sheet doors. You will see them on warehouses, receiving docks, and mixed-use buildings. Rolling sheet doors are common on mini-storage and light commercial applications. They use a one-piece curtain, lighter drums, and typically a tensioning wheel rather than a full spring barrel.

Common rolling steel repairs and costs:

- Spring barrel repairs. The spring assembly lives inside the barrel. When it loses tension or breaks, the door is dead weight. In Houston, parts and labor to rebuild or replace spring assemblies typically land between 700 and 1,400 dollars for a standard 12 by 12 door. If the shaft is worn at the bearing journals or the drums are cracked, expect 1,200 to 2,000 dollars.
- Slat and endlock replacement. A forklift or pallet can crimp a few slats. Single slat swaps run 250 to 500 dollars per slat installed, depending on curtain profile and finish. If five or more adjacent slats are damaged, it is often smarter to replace the curtain section from the bottom bar up, which lands between 900 and 2,500 dollars depending on width and slat gauge.
- Guides and bottom bar. Bent steel guides can sometimes be straightened. Replacement guide angles and wear strips, including labor, usually cost 450 to 1,100 dollars per side. A new bottom bar with astragal weatherseal runs 250 to 600 dollars installed.
- Operator work. Rolling steel doors often use jackshaft operators. A common LiftMaster J or T series gearbox or logic board repair falls in the 250 to 650 dollar range. New photo eyes or a monitored sensing edge add 150 to 400 dollars each installed. If the operator carcass is obsolete, a new LiftMaster or similar operator in the 1 to 2 horsepower range often prices between 1,300 and 3,000 dollars installed, with electrical by others.
- Fire door testing. Fire-rated rolling steel doors require an annual drop test and reset. Budget 150 to 400 dollars per door for the test. If the governor will not reset, a new governor can add 300 to 700 dollars. Replacing links and cables that tie into the building alarm varies by system, but 150 to 350 dollars covers most small parts.

Rolling sheet door repairs are lighter on the wallet. A spring tension reset or new tensioner often bills 200 to 500 dollars. Replacing a damaged curtain on a 10 by 10 mini-storage door can be 400 to 900 dollars for the curtain and labor. These doors use lighter steel and smaller hardware, which is why they cost less to fix but also why they dent and deform faster if abused.

A note on corrosion and wind load. In coastal or chemical environments, galvanized parts pit and seize faster. Wind-rated doors with windlocks add cost for slats, endlocks, and guides. A wind-rated 14 by 14 rolling steel can push even basic repairs 15 to 30 percent higher than a non-rated door.

Sectional overhead doors: springs, panels, and hardware

Sectional doors are common on docks, auto service bays, and light industrial buildings. They run on tracks, with torsion springs mounted on a shaft above the header. They repair differently than roll-ups, and prices follow suit.



Torsion spring replacement. Commercial sectional doors usually run two or more torsion springs. The cost to replace them depends on wire size, length, inside diameter, and cycle rating. A single spring on a smaller 10 by 10 door might be 450 to 650 dollars installed. Twin springs on a 12 by 12 or larger door often range from 650 to 1,200 dollars. If you request high-cycle springs rated 50,000 to 100,000 cycles, add 20 to 50 percent for the steel. Good shops in Garage door repair Houston TX markets will size springs to your door weight and desired cycle life rather than upselling blindly.

Cables and drums. Frayed cables or cracked drums cause doors to go out of level or off track. Cable replacements are usually 250 to 450 dollars. New drums, 200 to 350 dollars each installed. If the door has jumped the track and panels are kinked, the labor can climb fast. A simple reset with no panel damage might be 200 to 400 dollars. With panel straightening and hardware, 500 to 900 dollars is common.

Rollers, hinges, and bearings. Worn rollers chatter and load the opener. Commercial 3 inch rollers and sealed bearings cost more than residential. A set of 10 to 12 heavy rollers, installed, lands between 300 and 600 dollars. Hinges and top fixtures vary, but a basic hardware refresh is 250 to 500 dollars for parts and labor.

Panels and sections. A single damaged panel on a common brand can be replaced for 350 to 900 dollars plus labor. Large or insulated panels, or those from discontinued models, go higher. If you need two or more sections on an older door, you are usually within 30 to 60 percent of a full new door price. At that point, we often have the repair vs replace talk.

High-lift or vertical-lift configurations. Many docks run high-lift track to keep the door above dock equipment. This geometry adds time for spring changes and track work. Expect a 10 to 25 percent labor premium, especially if we need a lift to reach the shaft.

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

Commercial operators split into two families. Trolley operators sit in the middle of the bay and pull the door with an arm and rail. Jackshaft operators mount to the side and drive the torsion shaft directly, or they attach to a rolling steel barrel.

Diagnostics and minor repairs. A skilled tech with a meter and the right parts can solve many issues for 200 to 450 dollars. That covers limit switch adjustments, bad capacitors, broken chains, loose couplers, and simple photo eye or edge problems. Logic board replacements usually add 200 to 450 dollars in parts, plus an hour or two of labor.

Gearbox or motor failures. When a gearbox strips or the motor windings go, you are flirting with major parts spend. A motor swap can be 350 to 800 dollars for the motor and two to four hours of labor. A gearbox, if available, can add 400 to 900 dollars in parts. On older operators that lack monitored safety features, a full replacement is often smarter.

Replacement cost and models. New LiftMaster commercial operators are the workhorses in this region, and parts availability is strong. A LiftMaster J or T style jackshaft or trolley unit properly sized for a standard dock door, installed, tends to land between 1,100 and 2,400 dollars. Heavy rolling steel, fire door releases, or interlocked traffic lights can push a complete package to 3,000 dollars or more. Electrical supply, dedicated circuits, and conduit are typically by your

electrician and add 250 to 800 dollars depending on distance to panel. If you are searching LiftMaster Garage Door Opener nearby to price a swap, ask for quoted model numbers, duty ratings, and the UL 325 monitored safety configuration in writing.

When repair gives way to replacement

No one likes to scrap a big door, but sometimes it is the right call. Here is how I guide facility managers in Conroe, Humble, and Cypress.

If a sectional door needs two or more panels, new springs, and hardware, and the operator is aging, add those numbers. If your total hits 50 to 70 percent of a new door and operator, evaluate a full replacement. A new insulated steel sectional door in common [local garage repair The Woodlands](#) dock sizes often prices at 2,200 to 4,200 dollars installed, operator not included. With a new commercial operator, budget 3,400 to 6,000 dollars. For rolling steel, a new 12 by 12 service door varies widely by slat profile and finish, but 3,500 to 7,500 dollars installed covers a big swath. Fire-rated or wind-rated doors go higher. Curtain only replacements on rolling steel, if the barrel and guides are sound, can save 20 to 40 percent over full tear-out.

Think cycles and downtime as much as dollars. A dock that does 120 cycles a day needs high-cycle springs and an industrial operator. Paying more now prevents three shutdowns next summer. On the other hand, a low-use farm garage in Magnolia might benefit from a basic spring swap and a used operator head. Match the fix to the job.

Local examples from the field

A food distributor in Spring, TX called at 5 a.m. with a 12 by 12 rolling steel stuck half down. The spring inside the barrel had fractured. Because access was clean and our tech had the hardware, we replaced the spring assembly and bearings in one trip. Total, including an emergency dispatch premium, came to 1,320 [garage door repair spring](#) dollars. He was rolling by 8:15.

In Humble, a grocery dock had a broken garage door spring on a 10 by 10 sectional. Twin torsion springs, sized for 50,000 cycles, ran 590 dollars installed on a Tuesday morning visit. We also replaced two failing rollers, bringing the ticket to 740 dollars. The manager asked about New garage door openers since the trolley operator was 20 years old. We quoted a LiftMaster J conversion with shaft drive, safety upgrades, and removal of the ceiling rail at 1,680 dollars, which they scheduled for the following month.

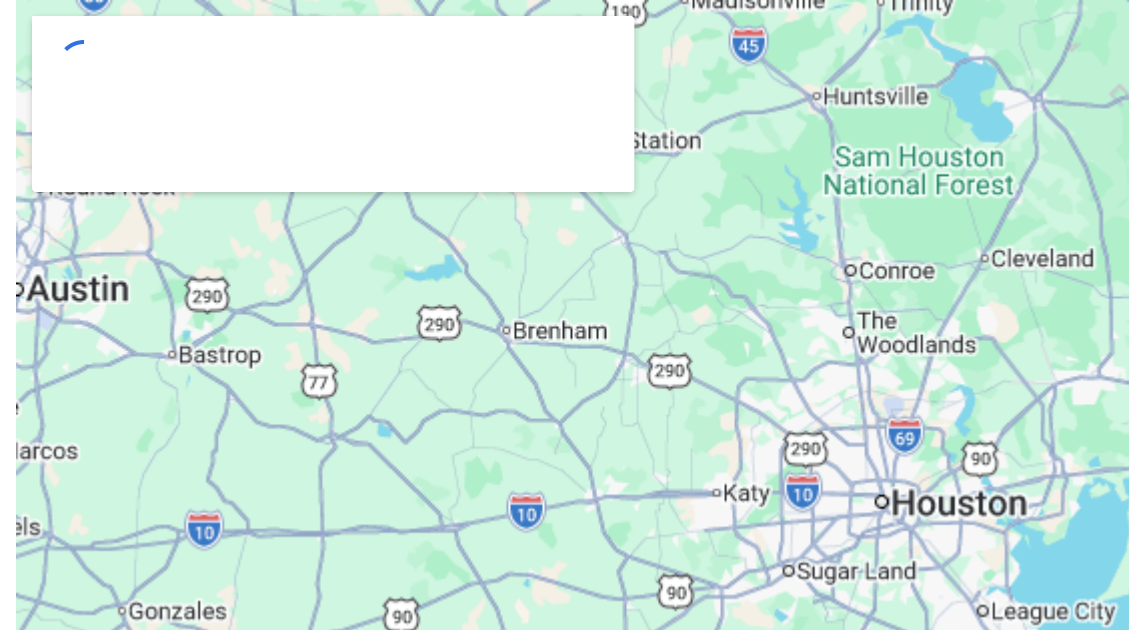
A Conroe warehouse had a garage door off track after a forklift clipped the bottom section. Resetting the door and straightening a kinked stile brought the bill to 420 dollars. We flagged a frayed cable, which we returned to replace for 260 dollars later that week to avoid a surprise failure.

Those figures are not the cheapest nor the highest in the area. They reflect the going Garage door repair Houston prices when the work is done with proper parts and insured labor.

Opener installation cost and what is included

The garage door opener installation cost for commercial doors includes more than hanging a motor. A proper quote should specify horsepower, voltage, duty cycle, control station layout, safety photo eyes, monitored edges if required, emergency egress controls if the door is a means of egress, and integration with any existing fire alarm ties.

Typical installed price ranges in the Houston and Conroe markets:



- Light commercial trolley opener for a 10 by 10 sectional: 1,100 to 1,800 dollars installed.
- Standard jackshaft operator for a 12 by 12 sectional or rolling steel: 1,300 to 2,400 dollars installed.
- Heavy duty 2 horsepower jackshaft for large rolling steel with interlocks: 2,200 to 3,500 dollars installed.

Add 250 to 800 dollars for electrical if you need a new circuit or conduit run. Permitting is rarely required for like-for-like replacements, but new penetrations, life-safety integrations, or work in certain jurisdictions may need a quick permit or inspection. Ask your contractor to clarify.

How Houston, Conroe, and surrounding areas compare

Most line items above hold steady whether you request garage door repair Conroe TX, garage door repair Magnolia TX, or garage door repair New Caney TX. Travel time and availability can shift the dispatch fee and schedule. In the core city, garage door repair Houston work benefits from short parts runs and more on-call techs, which can lower emergency premiums. Farther out, like garage door repair Willis TX, the minimum trip charge might be higher.

Labor rates in this region typically fall between 110 and 165 dollars per hour for commercial work, with a one-hour minimum and billing in quarter hours thereafter. Residential garage door repair is usually 20 to 40 dollars per hour less, and some companies run separate crews for commercial and residential garage door repair to keep the right parts on each truck.

If you ever feel a number is out of band, ask for line items. A clear estimate should list springs by wire size and inside diameter, operator models by name, and the count of rollers, hinges, and bearings. Vague quotes are hard to compare, and they leave room for unhappy surprises.

Safety, liability, and the real cost of DIY

I routinely meet capable facility staff who can swap a set of rollers or reset a photo eye. That is fine. But be slow to touch torsion springs, high-lift track adjustments, or rolling steel spring barrels. Stored energy is no joke. A slipped winding bar can break fingers, faces, or worse. Past the human cost, damage from an improper spring or a miswired operator lands on your liability stack, and many insurance policies require that commercial life-safety devices be serviced by qualified personnel. Keep simple checks in-house and leave springs and operator internals to a pro.

Repair line items you will see on invoices

Knowing the language helps you audit the work.

Garage door spring replacement. On a sectional door, this lists the number of springs, wire size, inside diameter, and length. On rolling steel, you will see spring barrel, bearings, and sometimes shaft and drum part numbers.

Garage door cable repair. Expect a pair of lift cables on sectional doors. If only one is replaced, ask why. It is standard practice to replace them in pairs unless one is nearly new.

Garage door roller replacement. A 10 or 12 pack is normal for door widths common at docks. Heavy doors may use 3 inch rollers. Ask for sealed bearings on exterior applications.

Garage door opener repair. Look for logic board numbers, model names like LiftMaster J, T, H, or HCT, note if they matched voltage and phase to your supply, and check if new photo eyes or edges are listed with monitored status.

Garage door off track. This line should include what caused the jump. If the cause is a broken hinge, drum, or cable, the fix should be listed as well.

Garage door installation. If you go new, the invoice should specify panel construction, insulation value, track type, lift geometry, spring cycle rating, and hardware gauge. For rolling steel, slat profile, gauge, hood or fascia, and wind-lock details matter.

Scheduling and response time, with cost impacts

If your building runs two or three shifts, schedule during the slowest window to avoid emergency premiums. Many Houston outfits offer first-call response without a surcharge if you can wait until the next morning. If a door is stuck open and security is at risk, ask for a secure-close only. We often get a door down and locked for a smaller fee, then return at regular time and rate to complete the repair. It is a simple way to avoid after-hours labor that adds 40 to 100 percent to the bill.

If you manage multiple sites, align repairs with preventive maintenance. A garage door repair Cypress TX visit for a broken spring can include inspections on nearby doors so you do not pay the minimum trip charge twice. Most dispatchers will stack calls if you ask.

Budgeting for the year

An annual line for commercial garage doors should include scheduled maintenance, a buffer for unplanned failures, and a refresh allowance for aging doors. Here is a practical way to pencil it:

Take the number of commercial doors. Multiply by 150 to 250 dollars for annual maintenance. Add 5 to 10 percent of the replacement value of one door for unplanned events. If your doors are older than 12 to 15 years, add a replacement reserve equal to one door per year for every 10 to 15 doors on site. That fund catches panel failures, operator end-of-life, and a rolling steel curtain that finally gives up. If you operate near the coast or with corrosives, add 15 percent.

I have watched managers in garage door repair Houston and Conroe markets cut that budget to win a quarter, then spend twice as much in rush orders later. Steady attention is cheaper.

Getting accurate quotes, and what to ask

Price is a function of clarity. When you call a contractor, have the door type, size, and symptoms ready. Share photos of the spring area, operator tag, damage, and obstructions. Ask for:

- A written estimate with parts listed by spec, not just generic names.
- The cycle rating of proposed springs and any warranty terms.
- Operator model numbers and a statement of UL 325 compliance with monitored safety devices.
- Lead times for special parts like insulated panels or specific slat profiles.
- Confirmation of after-hours premiums, travel charges, and whether the minimum trip fee applies if they perform billable work.

Those five questions sort pros from pretenders in minutes. Good companies in Garage door repair Humble TX, Garage door repair Conroe TX, and across the Houston area will answer them without defensiveness. If a shop balks at line items, keep looking.

Final thoughts from the field

Commercial garage doors are work equipment. Treat them that way, and budgets behave. If you run a light-use site with two sectional doors, plan for yearly service and the occasional garage door spring repair. If you run a freight dock with constant traffic, spec high-cycle hardware and proactive swap-outs. In both cases, keep an eye on your operators. Electric openers and their safety systems are where most downtime hides, and where a small parts stock on your shelf can pay

off. A spare photo eye set, a couple of lift cables, and a quart of the right lubricant, kept on hand, turn urgent calls into scheduled work.

When you do need help, pick a contractor with real commercial experience, not just a residential crew stretching into larger work. The parts, the math, and the stakes are different in commercial garage door repair. Whether you search garage door repair Houston, garage door repair Spring, TX, or garage door repair Cypress TX, the right questions and a clear scope will get you sharp pricing, safe doors, and a dock that keeps humming.