

Why Water Is Leaking Through Your Garage Door

Water leaking under a garage door is usually caused by a breakdown in the seal between the door and the floor, but the source may also be located higher on the opening. An overhead garage door must close uniformly against the garage door frame, garage floor, and garage door threshold. If any of these surfaces are damaged, uneven, or inadequately sealed, rain can get into the garage.

The bottom weather seal is one of the most essential parts of a water-resistant garage door. This flexible strip compresses against the floor when the door closes. Over time, it can become brittle, split, flattened, or pulled out of its retainer. A damaged garage door panel can also allow water to pass through openings, dents, separating joints, or worn seams.



Water may enter at several locations:

- Under the door through a damaged bottom weather seal
- At the sides through openings between the door and garage door frame
- Between panels through damaged joints or bent sections
- Across the garage door threshold where the concrete floor is not level
- Above the opening if flashing, trim, or caulking has failed

Finding the exact entry point is important. Replacing a seal will not resolve the problem if water is actually coming through a cracked panel, a leaking garage door frame, or drainage flowing toward the opening.

Typical Causes of Garage Door Water Leaks in Los Angeles

Los Angeles County has a coastal Mediterranean climate with long dry periods followed by wintertime seasonal rainfall. Those months of sunlight and heat can cause rubber seals and caulking to become dry or split before the first major storm exposes an issue. During intense winter rain, even a small opening can allow considerable water from the rain into a garage.

Wind-driven rain is especially problematic in Santa Monica, Venice, Long Beach, and other coastal communities. Strong gusts can push water under the door, through side gaps, and into small cracks around the garage door frame. Coastal exposure may also increase wear of metal hardware, fasteners, and weather seals.

A sloped driveway is another frequent cause. Driveways are often designed to carry water away from the property, but settlement, resurfacing, or poor grading can create a low point at the garage entrance. Water then pools beside the door instead of draining away. A standard seal may not stop water that is moving forcefully toward the opening with force.

Older homes in Northeast Los Angeles, South Los Angeles, and the San Fernando Valley may have worn garage doors, frames, concrete floors, or drainage systems. A door installed decades ago may no longer remain level, while the surrounding frame may have shifted or developed gaps. In these cases, garage door repair may need to be coordinated with threshold, frame, or drainage work.

Worn Weatherstripping and Bottom Seals

Weatherstripping shields the edges and moving joints of a garage door. The garage door seal at the bottom is commonly made from bendable rubber or vinyl and slides into a channel along the lowest panel. A rubber gasket may become brittle, damaged, torn, or compressed for good after years of exposure.

When the seal no longer touches the floor across its full width, water can enter beneath the door. Homeowners often describe this as rainwater entering the garage or water leaking under garage door panels. Gaps are particularly common at the corners, where the floor may be below the middle.

A correctly installed seal acts as a barrier against water, but it should not be expected to correct a badly uneven floor. If the concrete slopes toward the garage, a garage door threshold seal can provide an further raised barrier. The threshold must be attached to a dry, clean surface and positioned so the door closes tightly without undue pressure.

Inspect the weatherstripping along the sides and top as well. If it is slack, withered, or separated from the garage door frame, rain can enter even when the bottom seal is in proper condition. A fully weatherproof weatherproof garage door may require replacement of the bottom seal, side stops, top seal, and deteriorated caulking.

Cracked Panels, Misalignment, and Door Gaps

A faulty garage door panel can allow water through cracks, holes, dents, or failed joints. Wood panels may absorb moisture and swell, while older steel panels can rust around fasteners and seams. Insulated panels may come apart internally after impact or extended exposure to moisture.

Door alignment is also important. If the sections do not meet properly, one side may have a large gap against the floor or frame. Misalignment can result from damaged rollers, loose hinges, bent garage door tracks, broken cables, or a door that has shifted in its opening. A garage door inspection should evaluate operation and clearance rather than focusing only on visible holes.

Panel replacement may be suitable when one section has isolated damage and matching parts remain available. However, replacing one panel on an older door can create differences in color, design, weight, or insulation. If

several sections are damaged or the structure is badly warped, full garage door replacement may be the better solution.

Inspecting a Leaking Garage Door Without Risk

Begin with a visual check during daylight and after rainfall if possible. Keep the door fully closed and look for daylight beneath or beside it. Look for wet tracks, water marks, peeling paint, swollen wood, rust, mold, and damp items stored near the opening. Following the highest wet point can help distinguish water intrusion from condensation or a plumbing leak.

For garage door safety, do not remove springs, cables, drums, hinges, or track hardware. Springs and cables hold significant tension, and a sudden release can cause severe injury. A torsion spring above the door is particularly dangerous to adjust without the correct tools and training.

With the door closed, examine the bottom weather seal for cracks, flattening, missing sections, and gaps. Inspect the threshold and concrete for cracks or low areas. Examine the garage door frame for deteriorated trim and failed caulking. If the door is safe to operate, watch it open and close from a distance. Do not operate it if it binds, falls, makes grinding sounds, or moves unevenly.

Photograph water damage with photographs and note where water appears after different types of weather. This information allows a technician identify whether the problem is a seal, panel, frame, drainage, or alignment issue.

Garage door repair options for moisture infiltration

The right repair is determined by the entry point. Replacing the bottom seal is often the simplest solution when the seal is damaged or worn but the door and floor remain solid. The old strip is taken out, the retainer is cleared, and a correctly sized garage door bottom seal is fitted across the door.

If water runs toward the opening, a threshold seal may be placed on the garage floor. This creates a raised channel that pairs with the door's bottom seal. The floor must be free of moisture and structurally suitable, and the threshold should not interfere with vehicles, walking paths, or the operation of the door.

Garage door panel repair may involve changing a damaged section, strengthening a minor defect, or correcting a separated joint. Severe warping, rust, or impact damage usually necessitates panel replacement rather than cosmetic patching. Caulking can cover stationary gaps around the garage door frame, but it should not be used to seal moving joints or conceal active structural problems.

Other repairs may include adjusting garage door alignment, replacing rollers, adjusting tracks, repairing hinges, or improving the frame. If water is collecting because of the driveway or surrounding drainage, a garage door company may diagnose the issue, but concrete grading, drains, or waterproofing may require a separate licensed contractor.

When to Repair or Replace a Garage Door Panel

Repair a garage door panel when the damage is minor, localized, and the section remains structurally sound. Replacement is more appropriate when the panel is split, badly dented, rusted through, swollen, or no longer aligns with adjacent sections. A damaged panel can continue to admit water and may place extra stress on rollers and tracks.

Consider the age and condition of the complete door. If the existing door is past its prime, poorly insulated, or has repeated failures, an insulated garage door can enhance durability and help moderate temperatures inside

the garage. Matching a replacement panel may be difficult for discontinued models, making a new door more appealing.

Garage door replacement cost is determined by the construction material, size, insulation, style, fittings, disposal, and installation work. A low-cost panel repair may be sensible for a modern door, while major panel damage on an previous door can make replacement a better long-term value. Request a documented garage door repair estimate that describes both options.

Garage door repair Cost and Pricing in Los Angeles

Garage door repair cost in Los Angeles varies according to the reason, door size, part availability, urgency, and access to the damaged area. A standard seal replacement is generally more affordable than panel replacement, track correction, spring work, or a complete new door. Coastal exposure, unusual door designs, and older construction can also affect the work required.

Garage door repair pricing should clearly separate labor, parts, disposal, permit-related charges if applicable, and any service call fee. A technician may charge a service call fee for diagnosis, particularly outside normal business hours. Ask whether that fee is credited toward approved repair work.

Do not select a provider solely because it advertises the lowest price. A proper inspection should explain why water is entering and whether the proposed repair will address the actual source. The cheapest new seal will not solve a sloped driveway or a structurally damaged panel.

Typical Costs for Springs, Panels, Seals, and Openers

Homeowners searching for garage door spring replacement near me should understand that spring work is separate from a water-leak repair. The garage door spring cost depends on the spring type, door weight, number of springs, and labor. Torsion spring repair should be performed by a trained technician because the spring stores considerable energy.

Seal replacement is usually less involved, while panel work costs more because the technician may need to match the section, remove hardware, balance the door, and test the opener. If the garage door opener is damaged by moisture or must be upgraded, the garage door opener installation cost includes the unit, mounting, programming, safety reversal testing, and labor.

Garage door replacement cost includes the door itself, tracks or other hardware when needed, installation, removal of the old door, and optional accessories. Ask for a detailed estimate rather than relying on a wide advertised range. This is especially important when comparing panel repair with full replacement.

Two Car Garage Door Replacement Cost Factors

The 2 car garage door replacement cost is usually more expensive than replacing a single-car door because the door is broader, heavier, and may require heavier-duty hardware and more installation labor. A two car garage door replacement cost also depends on whether the opening uses one double garage door or two separate doors.

A double garage door has a wide continuous span, so damage, wind exposure, and alignment can affect the whole system. Insulation, window sections, custom finishes, smart controls, and reinforced tracks increase the price. Installation labor may increase when the frame needs adjustment or the old structure has water damage.

Compare the full proposal, including measurements, hardware, opener compatibility, weather seals, threshold work, removal, warranty terms, and labor. The lowest door price may not represent the lowest total project cost.

Do-It-Yourself Repairs Compared With Professional Garage Door Repair

Some homeowners can complete a DIY weather seal replacement if the door is secure, the correct replacement seal is available, and the retainer is undamaged. Leave the opener disconnected only according to the manufacturer's instructions, work with the door secured, and do not force a stuck seal or remove tensioned components.

Contact a professional garage door technician for damaged panels, severe gaps, bent tracks, loose cables, unusual noises, or a door that is heavy or uneven. A professional can check balance, alignment, rollers, hinges, safety sensors, and the opener while identifying the leak.

Never attempt torsion spring repair, cable replacement, or major track adjustment as a casual DIY project. Incorrect work can make the door to fall or release stored energy. Emergency garage door repair is appropriate when the door is unable to close, has fallen off its tracks, is blocking a vehicle, or presents an immediate safety risk.

How to Find Garage Door Repair Near Me in Los Angeles

When searching for garage door repair near me, look for a local company that specifically handles leak diagnosis, weather seals, panels, frames, and drainage-related concerns. Confirm that the provider serves your part of Los Angeles and offers a clearly defined local service area. Same-day repair may be available for urgent problems, but water sealing work still requires an accurate inspection.

Choose a licensed garage door contractor and verify licensing through the California Contractors State License Board. Ask for proof of insurance, business identification, warranty terms, and references where appropriate. A licensed garage door technician should explain whether the repair involves the door, frame, threshold, driveway, or another building component.

Before approving work, request a written repair estimate listing labor, parts, taxes, service fees, and any after-hours charges. Ask whether the quote covers testing the door after repair and whether additional damage will require authorization. These steps help Los Angeles homeowners avoid unclear garage door repair pricing.

How to Avoid Future Garage Door Water Leaks

Routine garage door maintenance helps prevent water intrusion and identifies small defects before they become major repairs. At least once a year, check the bottom seal, side weatherstripping, threshold, frame, panels, hinges, rollers, and tracks. After major winter storms, inspect for new gaps, water marks, or movement in the door.

Maintain the garage door tracks clean and have moving hardware serviced according to the manufacturer's recommendations. Do not apply random lubricant to the bottom seal or paint over flexible weatherstripping. Renew cracked seals with materials approved for outdoor exposure and the local climate.

Maintain drainage around the garage whenever possible. Remove leaves from drains, keep downspouts directed away from the opening, and address settled concrete or standing water. A threshold can help prevent water intrusion, but it cannot replace proper grading when runoff is substantial.

Weatherproof materials, intact caulking, corrosion-resistant hardware, and an annual inspection can increase the life of the door. In Southern California, the best time to inspect seals is before the rainy season, not after the first storm exposes a leak.

Frequently Asked Questions About Garage Door Water Leaks

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34.2193569, -118.5613022

What can I do to stop water from leaking under my garage door?

Inspect the bottom weather seal, garage door threshold, floor grading, and side weatherstripping. If the seal is split or compressed, install new garage door seal components with the right size. A garage door threshold seal may help when water flows across an uneven floor. If the door is out of alignment or the driveway slopes toward the garage, have a professional complete a water leak diagnosis before selecting a repair.

How much does garage door repair in Los Angeles?

Garage door repair cost is determined by whether the problem concerns a seal, panel, track, spring, opener, frame, or drainage issue. Garage door repair pricing can also cover a service call fee, labor, parts, and emergency scheduling. Request a written garage door repair estimate with each charge clearly itemized, and compare the cost of repair with the likely garage door replacement cost when damage is extensive.

Should I replace a leaking garage door seal or the entire door?

Install a new the weather seal when the door is structurally sound and the leak is limited to the bottom or edges. Consider a new garage door when multiple panels are damaged, the frame is in poor condition, the door is repeatedly misaligned, or replacement parts are unavailable. An inspection can identify whether a seal is the actual barrier problem or only one symptom of a larger problem.

Can a damaged garage door panel result in water leaking?

Absolutely. A broken garage door panel can have fractures, holes, warped joints, rust, or gaps that allow rainwater to enter. Panel damage can also affect door alignment and stop the bottom seal from contacting the floor evenly. Depending on the severity and age of the door, the best solution may be panel repair, panel [EM Garage Door Installation in Los Angeles](#) replacement, or complete replacement.

How do I find trusted garage door repair near me in Los Angeles?

Search for an established local provider, check its license through the California Contractors State License Board, and confirm insurance and service coverage in your community. Choose a licensed garage door technician who completes a garage door inspection and offers a written estimate for labor, parts, and fees. Ask specifically about one-day garage door service, warranty coverage, and experience with water leaks, older homes, and coastal conditions.