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How to Rodent Proof Sectional and Single Panel Garage Doors with the All-In-One seal

March 2022

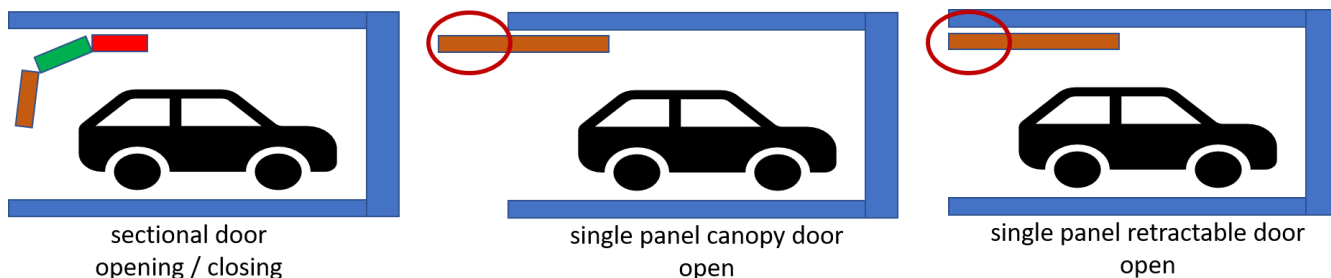
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1 IMPORTANT INTRODUCTION

1.1 The Gaps and the Garage Doors

This is a guide on the rodent proofing of sectional and single panel garage doors with the rodent resistant All-In-One seal:



With a single layer you can proof an up to 1.4 in (35 mm) wide gaps. With a double layer you can proof an up to 2 in (5 cm) wide gaps.

1.2 Installation With or Without a Mounting Strip

The All-In-One seal can be installed on a garage door with or without the use of a mounting strip. A mounting strip is used when an aesthetically more pleasing installation is called for:



1.3 All Screws Must be Firmly Secured

All screws used for installing the All-In-One seal must be secured firmly in solid structural parts of the door e.g. in the wood frame of a wooden door or in the base of a metal door.



1.4 Featherlight Contact Only

The All-In-One seal should make featherlight contact only with the threshold and the side jambs, so do not press the seal hard against any of them.



1.5 The Bottom Weather Seal

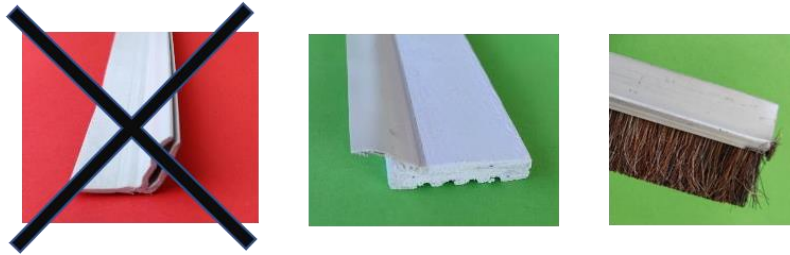
If the bottom weather seal under the garage door is OK, leave it on.



If it isn't OK, replace it and recalibrate the door opener if any before installing the All-In-One seal. Take care to observe all security instructions in the owner's manual.

1.6 The Side Seals of Sectional Garage Doors

If a sectional door is equipped with side seals of the clip-on reverse angle jamb type (clipped onto the garage door tracks), you have to A) dismount the side seals and B) install ordinary stop molding side seals or brush seals as replacements after installing the All-In-One seal:



Stop molding side seals on sectional garage doors are sometimes installed too close to the door blade. If so, the side seals will press hard against the All-In-One seal and generate excessive friction during opening and closing operations. That problem may be fixed in the way described in [section 2.2.\(13\)](#).

1.7 Monitoring and Maintenance

All rodent proofed garage doors should at regular intervals be monitored for maintenance needs. The seals should be fixed or replaced if they e.g. due to severe rodent attacks are seriously compromised.



2 INSTALLATION WITH SCREWS AND WASHERS ON WOOD DOORS

2.1 Tools and Materials

You will need these tools and materials:

- 1) A roll of the rodent resistant All-In-One seal.
- 2) Tin snips for trimming the seal – preferably straight tin snips with long blades.
- 3) Suitable flatheaded screws for example 1 inch (25 mm) long No. 10 (4.8 mm) hex head screws or pan head screws.
- 4) Corresponding washers.
- 5) A corresponding screw bit.
- 6) A cordless screwdriver.
- 7) Possibly: A drill bit for drilling pilot holes in the garage door.



In order to get both hands free for driving in the screws it is handy to have:

- a some heavy objects for holding the seal in place during the installation,
- blobs of sticky power tack for temporarily attaching the seal, and/or
- a staple gun and staples for temporarily attaching the seal.



2.2 Proofing the Threshold Gap

The All-In-One seal shall be mounted on the exterior side of the garage door.

Follow these steps:

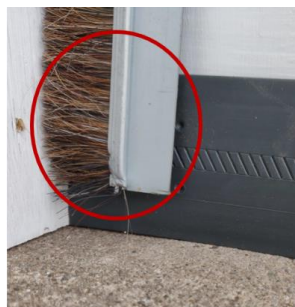
- 1) Dismount any side seals of the clip-on reverse angle jamb type (see section 1.6).
- 2) Close the garage door completely.
- 3) If there is a motorized opener, unplug it.



- 4) If there is a left side seal, tuck the free end of the roll behind it (if necessary after loosening it):



Tucked under stop molding side seal installed on the side jamb



Tucked under brush side seal installed on the door

If there isn't sufficient room behind the side seal:

- loosen the side seal or
- dismount it and remount it after installing the seal.

- 5) Secure the free end of the roll to the left side of the door:



No side seal.



Tucked under stop molding side seal installed on the side jamb.



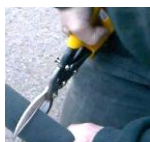
Tucked under brush side seal installed on the door.

If the garage door is a retractable single panel door, the seal shouldn't extend beyond the left edge of the door panel. Otherwise, it is OK to let it extend all the way to the left side jamb.

- 6) Unroll a little more of the seal than you need for proofing the threshold gap:



- 7) Cut off a slightly oversized piece.



- 8) Place a screw with a washer in every or every second of one of the upper dot-shaped screw hole markings from left to right until you are around 2 feet (60 cm) from the right side jamb – if necessary, after drilling pilot holes in the door:



OR



- 9) Trim the right end of the oversized seal.

If the garage door is a retractable single panel door, the seal shouldn't extend beyond the right edge of the door panel. Otherwise, it is OK to let it extend all the way to the right side jamb.



- 10) If there is a right side seal, tuck the free right end of the trimmed seal behind the side seal:



Tucked under stop molding side seal installed on the side jamb.



Tucked under brush side seal installed on the door.

If there isn't sufficient room behind the side seal:

- loosen the side seal or
- dismount the side seal and remount it after installing the All-In-One seal.

- 11) Secure the last 2 feet (60 cm) of the seal to the door.



- 12) Retighten any loosened side seals, reinstall any temporarily dismounted side seals, and install any replacement side seals.



- 13) Open and close the garage door in order to secure that it operates satisfactorily.



If the door is a sectional door with stop molding side seals installed too close to the door blade, and that creates excessive friction between the side seal and the All-In-One seal, you can solve the problem in one or more of the following ways:



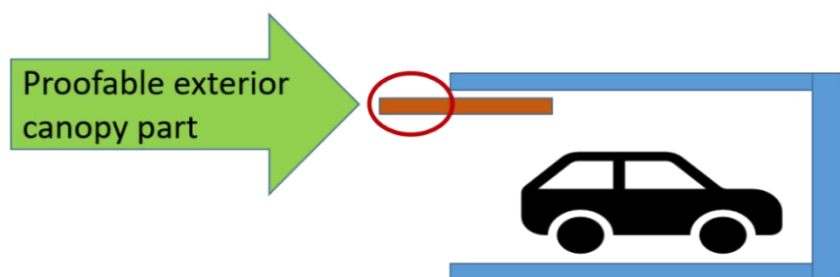
- Lubricate the inner side of the side seals e.g. with plant-based oil.
- Adjust the position of the side seals.
- Adjust the opening and closing power of the opener – if any. Check the owner's manual and follow the instructions.
- Cut off the part of the All-In-One seal that rubs against the side seals and rodent proof the lower part of the side seals.
- Replace the stop molding side seals with brush side seals.



2.3 Proofing the Side Gaps

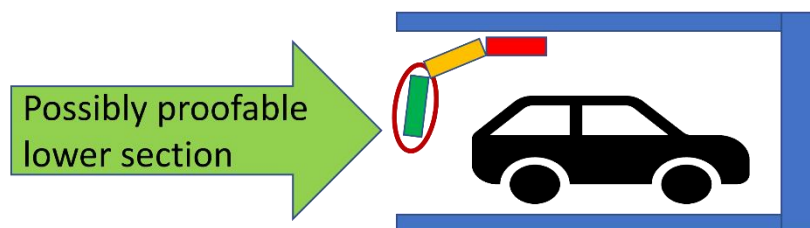
A. The Side Gaps of Canopy Doors

The lower part of the side gaps of a canopy door that corresponds to the exterior canopy part can as a main rule be rodent proofed with the All-In-One seal without impeding the opening and closing:



B. The Side Gaps of Sectional Doors

Depending on how the sectional door operates it may be feasible to rodent proof the side gaps of the lower section without impeding the opening and closing of the door:



Should the seals rub excessively against the side jambs, try to adjust the position of the seals.

If the sectional garage door is equipped with stop molding side seals, you may have

- to adjust the position of the side seals or
- to replace them with brush side seals.



Another way of rodent proofing the lower part of the side gaps is to install a “Garage Door Rodent Guard” kit from The Rickford Company.

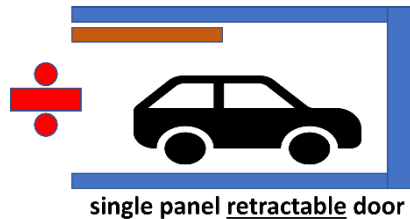


C. The Side Gaps of Retractable Doors

If All-In-One seals are installed on the lower part of the door blade of a retractable door, there is a substantial risk that the seals will collide with the side jambs during closing operations and block the closing.

If the All-In-One seals are installed as side seals all the way from the top to the bottom of the retractable door, there is a substantial risk, that rubbing against the side jambs will create excessive friction.

Therefore, it is not recommended to use the All-In-One seal for rodent proofing the side gaps of retractable doors.



The best solution is probably in many instances to install a set of high-quality brush side seals.

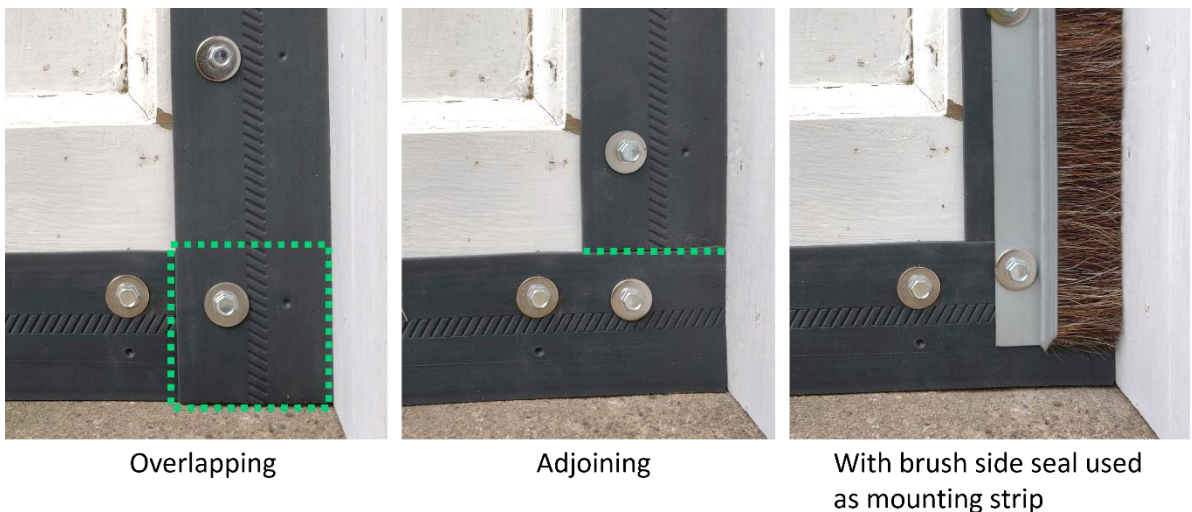


D. Installation of the All-In-One seal

When proofing the side gaps the All-In-One seal is secured to the door in almost the same way as when you proof the threshold gap. Use a top-down approach.



The pieces that meet in the corners may be installed overlapping or just adjoining. If a brush side seal is installed on the door blade, it may be loosened and used as mounting strip:



3 INSTALLATION WITH SCREWS AND WASHERS ON METAL DOORS

3.1 Tools and Materials

You will need the same tools and materials that you need when installing the seal on a wood door - i.e. the tools and materials listed in section 2.1.

It is generally a good idea to use self-drilling screws with a drill point.

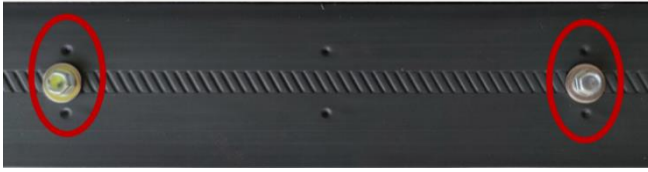


3.2 Proofing the Threshold Gap and the Side Gaps

A garage door of metal is proofed in much the same way as a wooden door – except that staples cannot be used for temporarily attaching the seal to the door.



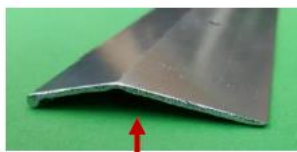
The screws must be secured firmly in solid structural parts. Because of that they will sometimes have to be placed somewhere else than in the dot-shaped screw hole markings – for example like this:



4 INSTALLATION WITH MOUNTING STRIPS ON WOOD DOORS

4.1 The Mounting Strips

Numerous different strips can be used as mounting strips e.g. aluminum strips and strips of wood matching with the wood of the door. RodeXit recommends aluminum carpet trims of the angled flat bar type because they can cover the upper edge of the seal:

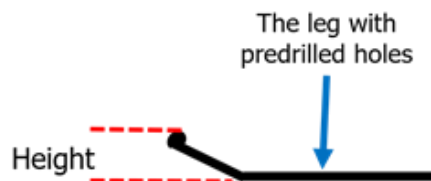


Carpet trim of the angled flat bar type



Upper edge of an installed carpet trim of the angled flat bar type

The width and the gap height of angled flat bar carpet trims are important:



This guide covers installation with the use of 1 3/8 to 2 in (35 to 51 mm) wide angled flat bar carpet trims of aluminum with predrilled holes and a gap height of:

- 0.16 - 0.25 in (4 - 6 mm) (hereinafter called Low Carpet Trims) or
- 0.3 - 0.4 in (8 - 10 mm) (hereinafter called High Carpet Trims).

If you use another kind of mounting strip, you can nevertheless in most cases use the described mounting principles.

Low Carpet Trims can be used for single layer installations. High Carpet Trims can be used for double layer installations:



Single layer installation with a 1 3/8 in (35 mm) wide Low Carpet Trim



Double layer installation with a 2 in (51 mm) wide High Carpet Trim

Double layer installations are used A) when the gap is more than 1.4 in (35 mm) and B) when a very

high degree of protection is required – for example when the rodent pressure is very high.

Both Low Carpet Trims and High Carpet Trims are quite common and can be procured from well-assorted hardware stores.

The height specifications if any on the websites of carpet trim producers and hardware stores are unfortunately not always 100 % trustworthy. You should therefore always check the gap height when procuring carpet trims, you haven't used before.

You can download a list of recommended carpet trims from www.rodexit.com/mounting. The list is periodically updated with further carpet trims.

4.2 Tools and Materials

You will need the tools and materials listed in section 2.1 and on top of that:

- 1) A sufficiently long Low Carpet Trim or High Carpet Trim (hereinafter called: "the mounting strip").
- 2) A staple gun with suitable staples for temporarily attaching the seal to the door.
- 3) A hacksaw or another metal cutting device for trimming the mounting strip.
- 4) A metal file for deburring the cut end of the mounting strip.
- 5) A couple of around 2 pounds (1 kg) heavy objects for holding the mounting strip in place during the installation.



4.3 Proofing the Threshold Gap

The All-In-One seal is installed on a wooden garage door by means of a proofing strip in the same way as on a wooden door by means of screws and washers only except for the following:

- 1) The free end of the roll shall be temporarily attached to the left side of the door by means of a staple instead of a screw before cutting off an oversized piece of seal.



No side seal



With stop molding side seal installed on the side jamb



With brush side seal installed on the door

- 2) Before trimming the right end of the oversized seal attach the seal temporarily by means of staples placed in the uppermost 1 inch (2.5 cm) of the seal instead of mounting it by means of screws and washers:



- 3)

If A) the door is a sectional door and B) the door blade is wider than the door opening	Trim the mounting strip to the width of the door opening minus 1/2 in (1.2 cm).
Otherwise	Trim the mounting strip to the width of the door blade.



4) With a file debur the cut end of the proofing strip.



5) If the door is equipped with side seals, tuck the ends of the trimmed mounting strip behind the side seals:

If there isn't sufficient room behind the side seals:

- loosen them or
- dismount them and remount them after installing the seal.



Tucked behind stop molding side seals installed on the side jambs



Tucked behind brush side seals installed on the door



6) Use a couple of around 2 pounds (1 kg) heavy objects for holding the mounting strip in place.



7) Screw the mounting strip onto the garage door.

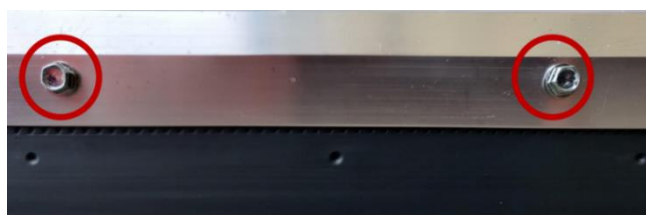
Don't let the mounting strip extend below the bottom edge of the garage door. It would compromise safety.

Don't use too much force. You risk denting the mounting strip. You can reduce the risk if you use washers.

Use suitable screws – not necessarily the ones that come with the mounting strip if any.

It is no problem if the screws are slightly larger than the predrilled holes. The screws will automatically widen the holes when driven in.

Place a screw in each of the predrilled holes of the mounting strip (if necessary, after drilling pilot holes in the door):



4.4 Proofing the Side Gaps

As explained in section 2.3 above the lower part of the side gaps of single panel canopy doors and sectional doors may be proofed with All-In-One seals, while it in general is not recommended to use the All-In-One seals for proofing the side gaps of single panel retractable doors.

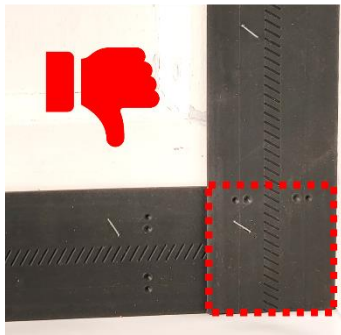
The 2 All-In-One seals are installed vertically on the door in much the same way as when you proof the horizontal threshold gap. Use a top-down approach.

The distance between the 2 vertical mounting strips and the 2 side jambs should be at least 1 in (2½ cm).

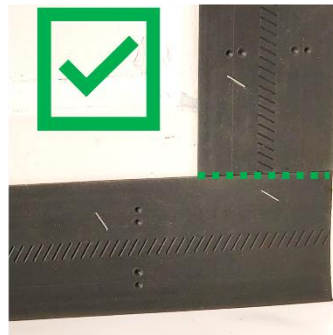
Let the horizontal and vertical seals adjoin in the 2 corners. Don't let them overlap.

The best-looking way to join the vertical and horizontal mounting strips is to install the vertical mounting strips so A) they adjoin the upper edge of the horizontal mounting strip, and B) they align with the ends of the horizontal mounting strip. That should ideally be taken into consideration already when the length of the horizontal mounting strip is trimmed.

If there is a brush side seal on the door, it may be used as mounting strip instead of a carpet trim.



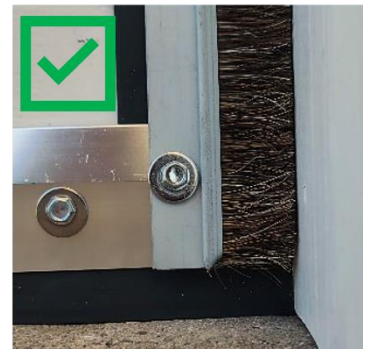
Overlapping



Adjoining



Adjoining



Brush seal used as mounting strip

5 INSTALLATION WITH MOUNTING STRIPS ON METAL DOORS

5.1 Tools and Materials

You will need the tools and materials that are listed in sections 2.1 and 4.2 except the staple gun and the staples. Instead of the staples you can use blobs of sticky power tack for temporarily attaching the seal to the door.



It is generally a good idea to use self-drilling screws with a drill point.



5.2 Proofing the Threshold Gap and the Side Gaps

A metal door is proofed with the All-In-One seal and mounting strips in much the same way as a wood door except for the following:

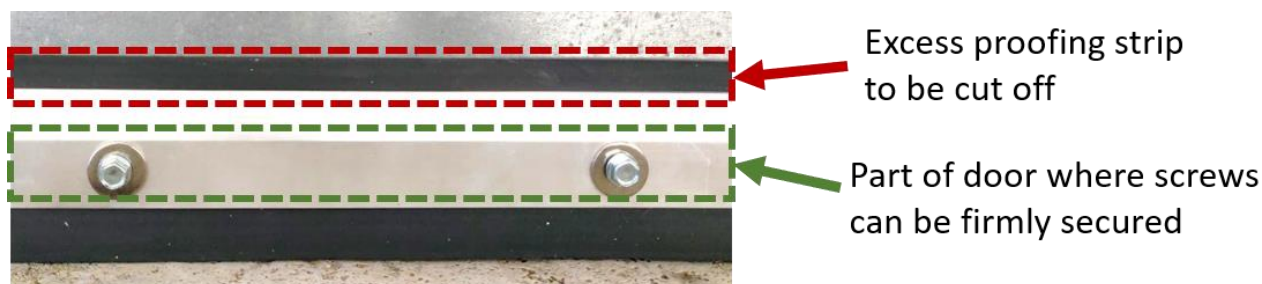
Staples cannot be used for temporarily attaching the seal to the door.

It is often a good idea

- to use a mounting strip that is only 1 3/8 in (35 mm) or less wide in order to avoid that the mounting strip extends below the bottom edge of the garage door and

- to reduce the width of the All-In-One seal in order to have the predrilled holes of the mounting strip aligned with the base of the door where the screws are to be placed.

If the width isn't reduced, it may look like this:



The green dotted quadrangle marks the base of the door where the screws can be firmly secured.

The red dotted quadrangle marks the excess part of the seal that must be cut off in order to reduce the width of the seal before installation.

This is how the above example will look if the width of the seal is reduced before installation:



The width of the seal is easily reduced with tin snips. The parallel steel wires in the seal will guide the splitting of the seal, so you always will get a fairly straight cut.

Install the seal with the cut side hidden under the mounting strip.

6 TIPS AND TRICKS

6.1 The Instructional Video

On www.rodexit.com you can watch an instructional video on how to proof garage doors with the All-In-One seal installed with screws and washers.

6.2 If a Very High Degree of Protection is Required

Under normal circumstances it is sufficient to install a single layer. If a particularly high degree of protection is required – for example because of a very high rodent pressure – you should consider in-stalling a double layer:

A double layer is installed in the same way as a single layer.

6.3 How to Handle Very Uneven or Rough Thresholds

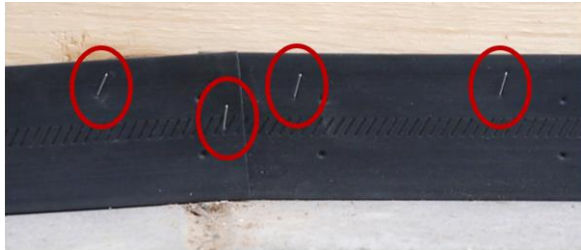
If the garage door threshold is so uneven that there will be substantial gaps under the All-In-One seal, the threshold should be repaired before installing the seal.



Although it is not the optimal solution, you can as an alternative cut the All-In-One seal in several pieces and mount them overlapping and at an angle as exaggeratedly illustrated here:



Two pieces installed by means of screws and washers overlapping and at an angle



Two pieces temporarily attached with staples overlapping and at an angle



Same finally installed with a High Mounting Strip

Another way of dealing with uneven or rough thresholds is to supplement the All-In-One seal with a brush strip that conforms better to uneven surfaces.:



Installed with a 2 in (50 mm) wide brush strip used as mounting strip



Installed with a 1 3/8 in (35 mm) wide Low Carpet Trim and a 2 in (50 mm) wide brush strip

6.4 Why Are Tin Snips with Long Blades Best?

Straight tin snips with long blades are better than straight tin snips with ordinary blades first and foremost because

- it is a lot easier to make straight cuts with the long blades, and
- it is possible to cut the All-In-One seal in fewer clips.



6.5 A Very Useful Homemade Tool

If you on a regular basis use RodeXit seals, it is a good idea to make a simple and inexpensive “third hand” tool that is capable of

- holding a RodeXit seal in place and at the same time
- elevating and holding a mounting strip in place.

The tool can be made from

- a 1 - 1 1/4 in (2 1/2 - 3 cm) thick and around 2 pound (1 kg) heavy piece of wood (preferably of heavy wood such as oak) and
- two around 2 1/2 in (6 1/2 cm) long screws.

You place a screw around 1 in (2½ cm) from each end of the piece of wood and around ½ in (13 mm) from the edge, and drive in the screws around 1 in (2½ cm), so the distance between the screw heads and the wood is around 1½ in (4 cm). The finished tool should look somewhat like this:



This is how the tool is used:



It is best to have two – especially when proofing wide garage doors.