

The Gwinnett County Garage Door Report

How Old Are Gwinnett County's Garage Doors — and What the Housing Data Shows About When Most Homeowners Are Due for a Replacement

Prepared by Local Garage Door Specialist Serving Snellville, Duluth, Lawrenceville, Norcross, and all of Gwinnett County (770) 241-7207 | \$89 Service Call — Waived With Repair

Data Sources: U.S. Census Bureau ACS Table B25034 (Year Structure Built) | Remodeling Magazine / Zonda 2025 Cost vs. Value Report | Door & Access Systems Manufacturers Association (DASMA) 2024 | Amarr Garage Doors Lifespan Documentation | CHI Overhead Doors | Industry Lifespan Data 2025-2026

~218,000	30 yrs	268%	\$4,672
estimated Gwinnett garage doors past or in replacement window	estimated average age of a Gwinnett garage door in 2026	ROI on garage door replacement — #1 home improvement nationally	national average installed replacement cost (Zonda 2025)

BOTTOM LINE: The Census Bureau's year-built data for Gwinnett County tells a specific story about garage doors. The median Gwinnett home was built in 1996, which means the median Gwinnett garage door is approximately 30 years old in 2026 — sitting precisely at the top of the documented 15-to-30-year service life range for residential garage doors. An estimated 218,000 Gwinnett garage doors are at or past their expected replacement window. Garage door replacement is not just a maintenance decision — it is the single highest-return home improvement project in the country, returning 268% at resale according to the 2025 Cost vs. Value Report. For the majority of Gwinnett County homeowners, the question is no longer whether to replace. It's whether to replace before something fails.

EXECUTIVE SUMMARY

Gwinnett County's residential housing stock is one of the most studied in Georgia because of its scale — 340,962 housing units documented in the Census Bureau's most recent American Community Survey — and its distinctive age profile. The county's rapid buildout from the 1980s through the 2000s concentrated an enormous portion of its housing stock in a narrow construction window. The result is a housing inventory where the garage doors installed at the time of construction are now aging into the replacement threshold simultaneously, across thousands of subdivisions in Snellville, Duluth, Lawrenceville, Norcross, Buford, Lilburn, and every other Gwinnett city.

Residential garage doors have a documented service life of 15 to 30 years, confirmed across the Door & Access Systems Manufacturers Association (DASMA), Amarr, CHI Overhead Doors, and the broader residential door industry. A door installed in 1996 — the median Gwinnett construction year — is 30 years old in 2026. A door installed in 1989 is 37 years old. The 99,481 Gwinnett homes built in the 1990s, the 68,533 built in the 1980s, and the 26,335 built before 1980 collectively represent approximately 153,000 homes with garage doors that have exceeded their documented service life. Adding the 81,830 homes built in the 2000s — whose doors are now 17 to 26 years old and well inside the replacement window — brings the total affected housing cohort to approximately 218,000 Gwinnett homes.

This study applies that housing age data to the documented garage door service life range, reviews the published cost and return on investment data for replacement, and identifies the specific warning signs that indicate a Gwinnett homeowner's garage door has reached the end of serviceable life.

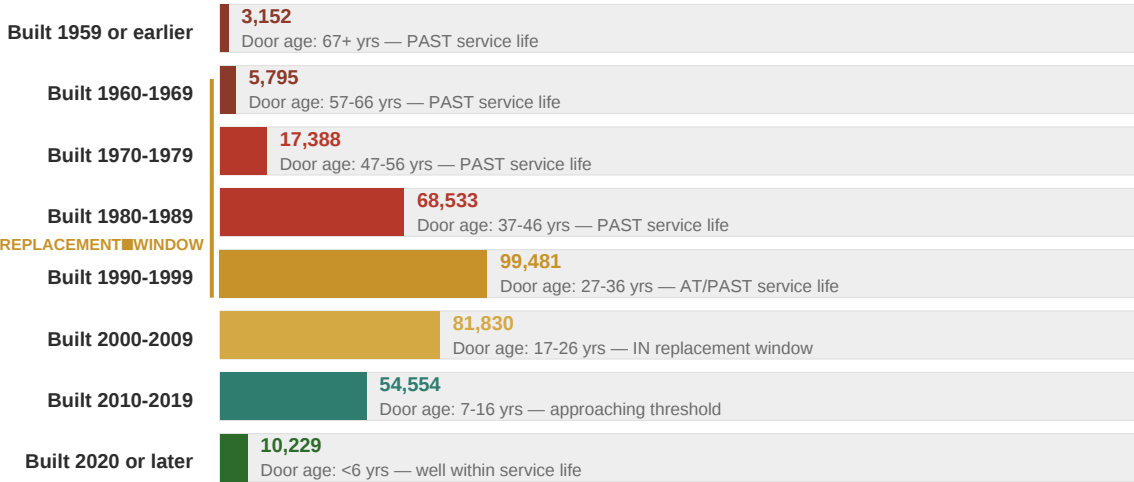
Finding 1

57% of Gwinnett Homes Were Built Before 2000 — and Their Garage Doors Are 26+ Years Old

~194,000 homes pre-2000; ~153,000 garage doors past service life

The Census Bureau's ACS Table B25034 documents Gwinnett County's 340,962 housing units by decade of construction. The distribution reflects the county's buildout history: 3.0% built in 2020 or later, 16.0% in the 2010s, 24.0% in the 2000s, 29.2% in the 1990s, 20.1% in the 1980s, and the remaining 7.7% built before 1980. The 1990s cohort alone — 99,481 homes — represents nearly 30% of the entire county housing stock. Combined with the 68,533 homes from the 1980s and the 26,335 built before 1980, the pre-2000 cohort totals 194,349 homes, or 57% of all Gwinnett housing units. Applying a conservative 79% garage attachment rate for suburban Gwinnett County — appropriate given the county's predominantly single-family subdivision character — produces an estimate of approximately 153,500 garage doors that were installed before 2000 and are now 26 years old or older. The documented 15-to-30-year service life range means that many doors in this cohort have already reached end of life, and virtually all are within the window where inspection and replacement evaluation is warranted.

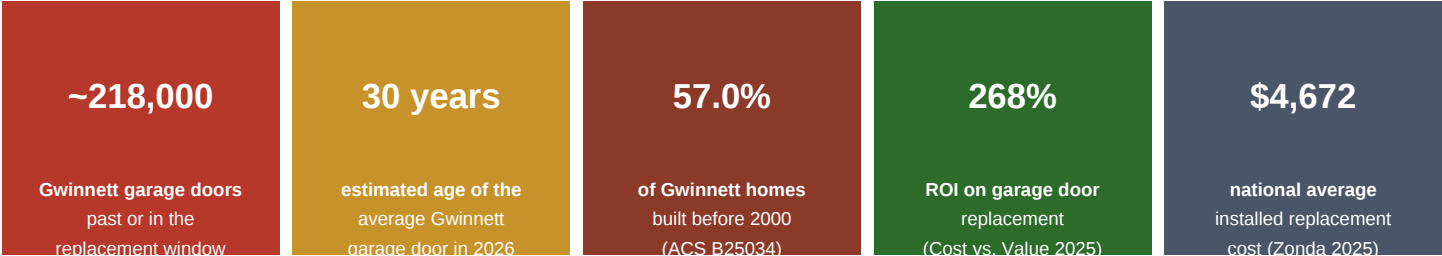
Gwinnett County Housing Stock by Construction Era and Estimated Garage Door Age — 340,962 Total Units



Source: U.S. Census Bureau ACS Table B25034 (Year Structure Built), Gwinnett County, 2019-2023.
Door age estimates assume original installation at time of construction. Service life range: 15-30 years (DASMA; Amarr; steel door industry data).

Source: U.S. Census Bureau ACS Table B25034 (Year Structure Built), Gwinnett County, 2019-2023 five-year estimates. Door age estimates assume original installation at time of home construction. Garage attachment rate of 79% applied based on suburban Gwinnett County housing character (predominantly single-family detached). Color coding: red = past documented service life; amber = at service life threshold; gold = in replacement window; teal/green = within expected service life.

Gwinnett County Garage Door Age and Replacement Data — Key Figures



Housing age: ACS B25034. Door age assumes original installation. ROI / replacement cost: Remodeling Magazine / Zonda 2025 Cost vs. Value Report.

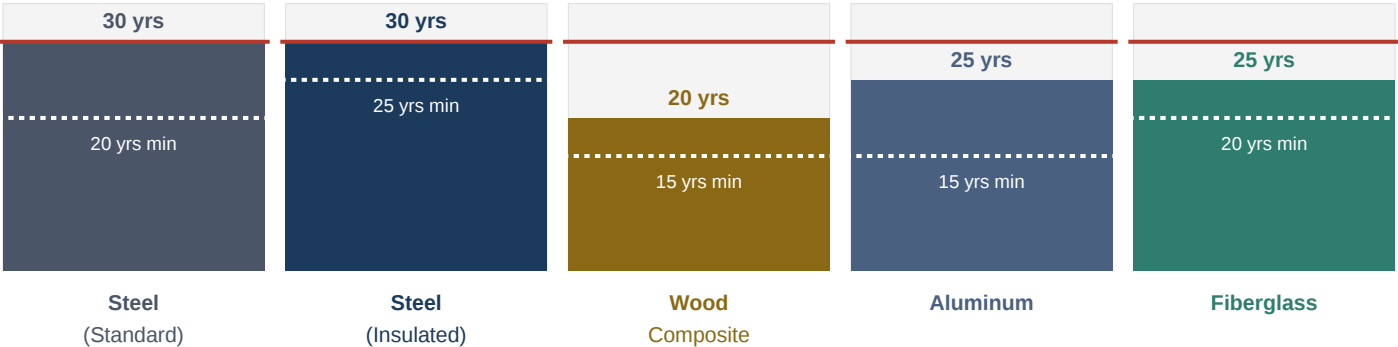
Finding 2

The Average Gwinnett Garage Door Is 30 Years Old in 2026 — The Top of Its Service Life

1996: Gwinnett median year built = 30-year-old door in 2026

Gwinnett County's median housing construction year — the year at which half the county's housing stock is older and half is newer — is 1996. A garage door installed during a 1996 construction is exactly 30 years old in 2026. The documented service life for a standard residential steel garage door is 20 to 30 years with proper maintenance, confirmed by DASMA (Door & Access Systems Manufacturers Association), Amarr, and CHI Overhead Doors. This means the median Gwinnett garage door is sitting precisely at the top of its expected service life range. For many doors in the county's 1980s construction cohort — now 37 to 46 years old — the question is not whether the door is past its service life but how far past it. What determines whether a door lasts 15 years or 30 years is the combination of material, maintenance history, climate exposure, and usage frequency. In Georgia's humid climate, with its hot summers, frequent spring storms, and significant temperature swings, doors on the lower end of the lifespan range are common. Wood and wood-composite doors are particularly vulnerable to the moisture cycling that Gwinnett's climate produces. Steel doors, while more durable, are susceptible to surface rust where protective coatings chip and are not repaired — a common scenario on older doors where owners address functional problems but not cosmetic ones. Georgia's humidity also degrades weather seals and bottom gaskets significantly faster than in drier climates, which affects both insulation performance and water intrusion.

Garage Door Lifespan by Material — Where Gwinnett's 1980s-2000s Doors Stand in 2026



Red line = ~30 years: estimated average age of a Gwinnett garage door installed at median construction year (1996)

Lifespan ranges: DASMA 2024; Amarr; Clark & Sons; CCM Overhead Doors; Door & Fence Store 2025-2026.

Lifespan ranges confirmed across: DASMA (Door & Access Systems Manufacturers Association) 2024 homeowner guidance; Amarr Garage Doors published specifications; CHI Overhead Doors; Door Guys (Columbus, OH); CCM Overhead Doors; Clark & Sons Doors; Door & Fence Store 2025-2026. Red line on each bar = 30 years, the estimated average door age in Gwinnett County. The red line falls within or above the upper range for every material type except premium insulated steel — confirming that the average Gwinnett door is at or past its expected service life.

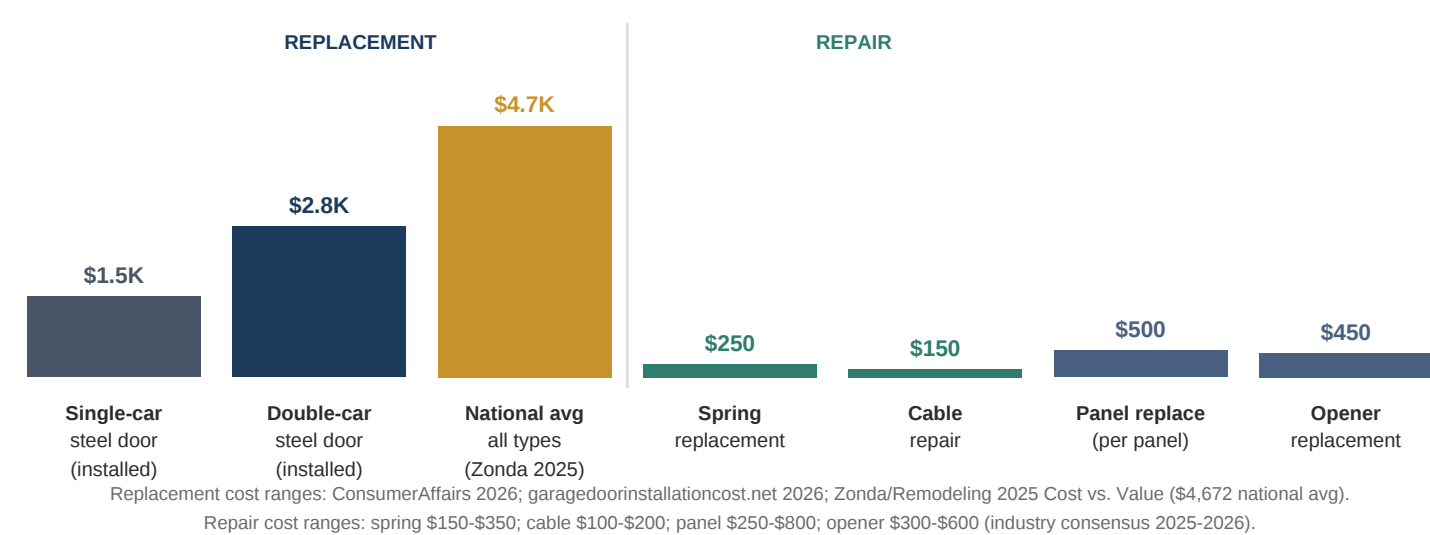
Finding 3

Garage Door Replacement Has 268% ROI — the #1 Home Improvement Project in the Nation

268% ROI \$4,672 avg cost \$12,526 added resale value

The Remodeling Magazine / Zonda 2025 Cost vs. Value Report — the most widely cited annual analysis of home improvement return on investment — ranked garage door replacement as the single highest-returning project in the report for the second consecutive year. The national average project cost is \$4,672 for a standard steel insulated door with professional installation. The national average resale value added is \$12,526 — producing a 268% return. To put that in context: a minor kitchen remodel returns 113%. A midrange bathroom remodel returns 80%. No other home improvement project comes within 155 percentage points of a new garage door on ROI. The reason is straightforward: the garage door occupies 30 to 40 percent of the front facade of most Gwinnett homes — more visible square footage than any other single exterior element. An outdated, faded, or damaged door is the first thing a buyer photographs from the street and the first signal they receive about whether the home has been maintained. A new door converts that signal from 'deferred maintenance' to 'well-maintained and move-in ready' before a buyer sets foot inside. For Gwinnett homeowners planning to sell — whether in one year or five — replacing a 25-to-35-year-old door is among the most defensible financial decisions available. For homeowners not planning to sell, it eliminates the increasing repair frequency, noise, and safety concerns that accompany doors past their service life.

Garage Door Replacement vs. Repair: Average Cost Comparison (2026)



Replacement cost ranges from ConsumerAffairs (January 2026), garagedoorinstallationcost.net (2026), and The Garage Guide (2026). National average \$4,672 from Remodeling Magazine / Zonda 2025 Cost vs. Value Report. Repair cost ranges: spring \$150-\$350; cable \$100-\$200; panel \$250-\$800 per panel; opener \$300-\$600 (industry consensus 2025-2026). The 30% rule: if your repair quote exceeds 30% of a full replacement cost, replacement typically delivers better long-term value.

Finding 4

Eight Warning Signs a Gwinnett Garage Door Has Reached the End of Its Service Life

One or more of these signs on a door 20+ years old = replace, not repair

The warning signs of a garage door at end of service life are consistent across manufacturers and service professionals. For a Gwinnett homeowner with a door installed in the 1980s or 1990s, any one of these signs — on a door that age — typically warrants replacement rather than another round of repair. (1) Persistent noise: grinding, rattling, or squeaking that returns after lubrication indicates structural wear in the track, rollers, or hardware beyond routine maintenance. (2) Visible warping, cracking, or dents affecting structural integrity — not cosmetic surface dings but deformation that affects how the door seals or moves. (3) Frequent breakdowns: a door requiring service more than once per year is typically approaching the point where the cumulative repair cost exceeds replacement value. (4) Sagging sections on a multi-panel door indicate panel structural failure, especially in wood and older steel. (5) Slow or uneven movement — the door hesitates, jerks, or moves at different speeds on different sides. (6) Weather seal deterioration: cracked or missing bottom seals and side seals allow water, pests, and air into the garage. (7) No auto-reverse safety feature: doors built before 1993 are not required to have the federally mandated auto-reverse mechanism. A door without this feature is a safety liability. (8) Rising energy costs from the garage: an uninsulated or degraded door on an attached garage significantly increases HVAC load, especially relevant in Gwinnett's hot summers.

The 1993 Safety Standard: Federal regulations enacted in 1993 required all new residential garage door openers to include an auto-reverse mechanism — which stops and reverses a closing door when it contacts an object. Gwinnett homes built before 1993 may have openers that predate this requirement. If your door or opener was installed before 1993 and has never been updated, the auto-reverse feature may be absent or non-functional — a safety concern that warrants immediate evaluation.

REPAIR OR REPLACE? A GWINNETT HOMEOWNER'S DECISION GUIDE

Situation	Recommended Action	Gwinnett Context
Single broken spring (door otherwise in good condition)	Repair — spring replacement \$150-\$350; no reason to replace a healthy door	If door is 20+ years old, a spring failure often means other components are also near end of life. Get a full inspection with the repair.
Single damaged panel (cosmetic dent or ding)	Repair if panel is available and door is structurally sound	Older doors may have discontinued panels. If a matching panel isn't available, replacement becomes the practical choice.
Opener failure (motor, circuit board, or remote)	Replace opener — \$300-\$600 installed; modern opener adds MyQ/WiFi capability	If the door itself is 20+ years old, consider replacing door and opener together for one installation, one warranty.
Multiple failing components (spring + cable + roller in same year)	Replace door — multiple simultaneous failures signal end of system life	The 30% rule: if cumulative repair quotes exceed 30% of replacement cost, replacement is the better financial decision.
Door is 25+ years old and functioning adequately	Plan for proactive replacement — not emergency replacement	Proactive replacement on your schedule costs less than emergency replacement after failure. Schedule an inspection to assess remaining life.
Door has no auto-reverse (pre-1993 installation)	Replace immediately — safety issue	No auto-reverse is a liability with children or pets. This is not a cost-benefit calculation; it is a safety requirement.

GWINNETT HOMEOWNER FAQ: GARAGE DOOR REPLACEMENT AND LIFESPAN

Q: How do I know if my garage door was built before 2000?

A: Look at the original construction year for your home — if your home was built before 2000, the original garage door was almost certainly installed at the same time. For homes in Gwinnett's major 1980s-1990s subdivision buildout (many communities in Snellville, Lawrenceville, Lilburn, Norcross, and Duluth), original doors from that era are still in service. You can also look for a date stamp on the door hardware or a sticker on the inside of the top panel.

Q: My door still works — does it really need to be replaced?

A: A door that opens and closes is not the same as a door in good condition. The torsion springs, rollers, cables, and weather seals all degrade independently of whether the door still moves. A 30-year-old door that 'works' may still lack the 1993-mandated auto-reverse safety feature, have compromised weather sealing, and be months away from a spring failure that leaves you unable to open the door. The smarter question is: when was it last inspected?

Q: What does a garage door replacement actually cost in Gwinnett County?

A: Most Gwinnett homeowners pay between \$1,200 and \$4,500 for a standard replacement, depending on door type (single vs. double car), material (basic steel vs. insulated triple-layer), and any opener replacement needed at the same time. The national average for a complete project is \$4,672 according to the 2025 Cost vs. Value Report. Local Garage Door Specialist charges \$89 for a service call — waived when repair work is completed.

Q: What's the difference between repairing and replacing a garage door?

A: Repairs address individual component failures: a spring, cable, panel, or opener. Replacement addresses the entire system. For doors over 20 years old, the industry-standard guidance is the 30% rule: if the repair quote exceeds 30% of what a full replacement costs, replacement delivers better long-term value. For a door that would cost \$2,500 to replace, any repair exceeding \$750 should trigger a replacement conversation.

Q: Does replacing a garage door add value to my home in Gwinnett County?

A: Yes — significantly. Garage door replacement has been ranked the #1 ROI home improvement project nationally for two consecutive years by the Remodeling Magazine / Zonda Cost vs. Value Report, returning 268% of the project cost at resale on average. For a home listed in Gwinnett County, a new garage door is the single highest-returning exterior improvement available — outperforming kitchen remodels, bathroom updates, and every other project tracked in the annual report.

Q: Do you service all of Gwinnett County?

A: Yes. Local Garage Door Specialist serves Alpharetta, Cumming, Johns Creek, Berkeley Lake, Braselton, Duluth, Lawrenceville, Lilburn, Loganville, Norcross, Peachtree Corners, Snellville, Sugar Hill, and Suwanee. Same-day service available for emergency calls. \$89 service call — waived when repair work is completed during the same visit.

Data Point	Figure	Source
Gwinnett County total housing units	340,962	ACS B25034 2019-2023
Homes built 1990-1999	99,481 (29.2%)	ACS B25034
Homes built 1980-1989	68,533 (20.1%)	ACS B25034
Homes built before 1980	26,335 (7.7%)	ACS B25034
Total homes built before 2000	194,349 (57.0%)	ACS B25034 applied
Homes built 2000-2009 (in window)	81,830 (24.0%)	ACS B25034
Gwinnett median year built	1996	ACS B25034
Average garage door age (2026)	~30 years (median era)	Calculated from ACS
Estimated garage attachment rate	~79% (suburban SFH)	Applied estimate
Est. pre-2000 garage doors	~153,500 past service life	ACS rate x garage rate
Est. 2000-2009 doors in window	~64,600 in replacement window	ACS rate x garage rate
Combined at-risk garage doors	~218,000	ACS applied
Garage door service life (steel)	20-30 years	DASMA 2024; Amarr; CHI
Garage door service life (wood)	15-25 years	DASMA 2024; Clark & Sons
Torsion spring rated cycles	10,000 cycles (~7-10 years avg use)	DASMA 2024
Garage door opener lifespan	10-15 years	Industry consensus 2025-2026
1993 auto-reverse federal requirement	Required on all new openers since 1993	CPSC Federal Register
National avg replacement cost	\$4,672 (standard insulated steel installed)	Zonda 2025 Cost vs. Value
Single-car replacement (standard)	\$1,200-\$2,500 installed	ConsumerAffairs 2026
Double-car replacement (standard)	\$1,800-\$4,500 installed	ConsumerAffairs 2026
Garage door replacement ROI	268% (2025) — #1 project nationally	Remodeling/Zonda 2025
Resale value added (replacement)	~\$12,526 national average	Zonda 2025 Cost vs. Value
Spring replacement cost	\$150-\$350	Industry 2025-2026
Cable repair cost	\$100-\$200	Industry 2025-2026
Panel replacement cost	\$250-\$800 per panel	Industry 2025-2026
Opener replacement cost	\$300-\$600 installed	Industry 2025-2026
30% rule (repair vs. replace)	Repair >30% of replacement cost = replace	Champions GDR 2026

Red rows: estimated doors at or past service life. Amber row: doors in replacement window. Green row: ROI data. All Gwinnett door estimates apply ACS B25034 construction-year data to confirmed housing unit totals with 79% estimated garage attachment rate. Figures are estimates clearly identified as such.

Local Garage Door Specialist — Serving All of Gwinnett County

Local Garage Door Specialist has 25+ years of experience serving Gwinnett County homeowners with garage door repair, installation, maintenance, and opener service. We carry LiftMaster, Chamberlain, Genie, DoorLink, and CHI doors. Emergency calls answered same day. For homes built before 2000, we recommend a comprehensive inspection to assess door condition, spring life, opener age, and safety features — so you can make a replacement decision on your schedule, not in response to an emergency breakdown at 7am on a workday.

Serving: Alpharetta, Berkeley Lake, Braselton, Cumming, Duluth, Johns Creek, Lawrenceville, Lilburn, Loganville, Norcross, Peachtree Corners, Snellville, Sugar Hill, and Suwanee

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METHODOLOGY & SOURCES

Housing unit counts and construction era distribution from U.S. Census Bureau American Community Survey (ACS) Table B25034 (Year Structure Built), Gwinnett County, Georgia, 2019-2023 five-year estimates. Door age estimates assume original garage door installation at time of home construction — actual door age varies where doors have been replaced since original construction. Garage attachment rate of 79% is an estimate applied to the suburban single-family character of Gwinnett County and is not a surveyed count. Service life ranges from DASMA 2024 homeowner guidance, Amarr published specifications, CHI Overhead Doors, and multiple industry sources as cited. Replacement cost and ROI data from Remodeling Magazine / Zonda 2025 Cost vs. Value Report (national averages) and ConsumerAffairs, The Garage Guide, and garagedoorinstallationcost.net (2026 real-world ranges). Repair cost ranges from industry consensus sources 2025-2026. 1993 auto-reverse requirement from CPSC Federal Register. This report does not constitute engineering, legal, or safety advice for any individual property. Individual door condition requires on-site professional inspection.

U.S. Census Bureau. ACS Table B25034 — Year Structure Built. Gwinnett County, Georgia. 2019-2023 5-year estimates. All housing unit counts and construction era percentages.

data.census.gov

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championsgaragedoorrepair.com

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thegarage.guide

CPSC Federal Register. Auto-Reverse Requirement for Garage Door Openers. 1993. Mandatory auto-reverse mechanism on all new residential openers since 1993.

[cpsc.gov](https://www.cpsc.gov)