

— FOR PROPERTY OWNERS AND MANAGERS

Has your gate fallen behind? A modernization checklist

Whether your gate still does what you want it to do, including letting help in when it matters.

This is not the safety checklist. That one asks whether your gate could hurt somebody. This one asks whether your gate still does what you want it to do, including letting help in when it matters.

Most of the time, modernizing a gate does not mean a new gate. The structure is usually fine. It is the equipment attached to it that has fallen behind.

YES NO NOT SURE

THE EQUIPMENT

■ How old is the operator, and can you still get parts for it?

☐ ☐ ☐

The gate and the operator age differently. A twenty year old gate with a five year old operator is in good shape. The reverse usually is not. If your operator has been discontinued, every repair gets slower and more expensive, and eventually there is no repair at all.

■ Are you fixing the same thing over and over?

☐ ☐ ☐

Two service calls a year for the same component is a system telling you something. Worth asking when it was last properly adjusted, too, not just repaired. Fixing a failure and tuning a system are different jobs.

WHO GETS IN

■ Is your access control still supported?

☐ ☐ ☐

Older call boxes and cellular units stop working when carriers retire the networks they were built for. This has caught a lot of people out.

■ **Can you add and remove access remotely?**

☐
☐
☐

Or are you still handing out clickers and codes?

■ **How many clickers are out there?**

☐
☐
☐

If you cannot answer that, you do not actually know who can open your gate. Former tenants, former employees, former contractors.

■ **Do you know who came and went?**

☐
☐
☐

Any record at all, or nothing?

HOW YOU ACTUALLY USE IT

■ **Has the way you use the gate changed?**

☐
☐
☐

More traffic than when it was installed, a different kind of vehicle, longer hours. Equipment sized for the old pattern wears out fast under a new one.

■ **How do deliveries get in?**

☐
☐
☐

Your gate was probably set up before anybody was getting three packages a week. If drivers are leaving boxes at the gate, or you are handing out one code that has not changed in four years, the gate has not kept up with how you actually live.

■ **Can emergency services actually get in?**

☐
☐
☐

If fire or an ambulance shows up and the gate will not open, they are coming through it either way, and then you are paying for a gate on top of whatever the emergency was. Does your fire department have current access? Is there a Knox box or equivalent, and is the key in it still the right one? Does the gate open on its own for emergency vehicles? Does anyone at the property know where the manual release is and how to use it?

■ **Does it fail open or fail closed when the power goes out?**

☐☐☐

Most people have never asked. Around here that is a windstorm question several times a winter, and depending on where you are, it can be an evacuation question.

THE GATE ITSELF

■ **Is the gate structurally sound?**

☐☐☐

Rust, sagging, a frame out of square. If the gate is solid, almost everything else can be brought current without replacing it.

What to do with this

If you answered yes to the last question and no to several of the others, you are the common case. The gate is fine and the equipment on it is ten years behind. An older gate that is still structurally sound can usually be stripped, repainted, and put back with current equipment for far less than a replacement.

If you are not sure about the structure, that is the one to have looked at first, because it decides everything else.

NEXT STEP

Start with the structure, then bring the equipment current.

Repair when it breaks, maintenance so it does not, upgrades when you want more. Call us and we will tell you what your gate needs, in writing.

425-881-3554

trinitygate.com

Licensed · Bonded · Insured

Keeping Washington SECURED since 1979. If you have a gate, we keep it working.