Why Dallas Doors Leak Air In Summer

Summer here is hard on the whole opening, not just the slab itself. Sun exposure dries out seals, metal parts expand, and older weatherstripping loses its shape faster than many homeowners expect.

A draft does not always mean cold air rushing in. If the door faces west or south, the problem is usually more obvious in the late afternoon, when the frame and slab have been baking for hours.

Foundation movement matters too. If the latch has to be pushed or lifted to catch, that is often part of the same story.

How To Find The Real Source Of The Draft

Start with the easiest telltales. Shut the door, turn off nearby fans, and feel around the perimeter with your hand. If you want a better test, use a thin strip of tissue or incense smoke and move it slowly along the jamb. The air movement will usually show up at the corners, the strike side, the bottom sweep, or the threshold.

Most door leaks in Dallas show up in predictable spots. A door that hangs slightly uneven can leave a bigger gap on one corner and compress the seal too hard on another, which makes the whole system perform poorly.

Look closely at the existing weatherstrip. It should spring back when pressed. If it is flattened, cracked, missing, or pulling away from the frame, it is no longer doing its job. On older doors, the adhesive backing may have failed in the heat, or the material may have hardened enough that it no longer closes cleanly against the slab.

The threshold deserves attention too. That bottom gap also tends to collect dust, which is another clue that the seal is weak.

An experienced door replacement company can confirm the weak points with a quick inspection.

Weatherstripping Materials That Hold Up Better In Texas Heat

Materials that look fine on the shelf can flatten, peel, or shrink once they take repeated heat cycles. A cheap seal that fails in a season costs more in the long run than a better-fitting product installed once.

For many homes, a combination approach works best:

- Side and head seals that compress against the slab
- A door sweep or automatic drop seal at the bottom
- A threshold that gives the bottom seal something consistent to meet

For wood doors, kerf-in or attached bulb seals are often cleaner and more durable when the frame allows it. On steel or fiberglass doors, adhesive-backed products can work well if the surface is clean, dry, and properly prepped.

A good seal should close with firm pressure, not force. If the fit is wrong, the door hardware wears faster and the gap can actually worsen.

Do not ignore the finish around the frame. Caulk is not a substitute for weatherstripping, but it does matter where the trim meets the wall and where the frame meets the siding or masonry. Small cracks in those spots let hot air and moisture slip around the assembly, which can make the door feel drafty even when the perimeter seal is decent.

When Sealing Is Enough, And When It Is Time To Replace The Door

If the door slab is warped, the frame is racked, or the threshold is badly worn, the gap may be too large or uneven for a simple seal to handle. You can keep patching around a door for years, Dallas Windows & Doors 2021 Cockrell Ave, Dallas, TX 75215 but if the underlying fit is poor, the energy loss keeps coming back.

A few signs point toward something bigger than a routine repair:

1. That is common in homes with foundation movement.
2. A seal can only bridge so much space.
3. The bottom edge has rotted, bent, or worn down enough that the sweep cannot reach evenly.
4. That kind of damage changes how the slab closes against the frame.
5. If the problem returns every season, the assembly may be past simple maintenance.

For many Dallas homeowners, the best path is not an all-or-nothing decision. That is especially true on west-facing doors that take the full force of the afternoon sun.

It also gives you a realistic picture of whether the door can be tightened up or whether it has already reached the end of its useful life.