

## CONDENSATION CONCERNS: PART 2

High interior humidity can lead to structural damage to your home (e.g. wood decay) and health hazards (e.g. mold growth). Because these effects frequently occur unseen in the wall cavity, the visible sign of condensation on glass is a good clue that humidity levels are too high. Condensation on the interior surface of glass is almost always due to high levels of interior humidity. Therefore, it is important to control interior humidity.

### Control interior condensation:

- If your house only has single pane windows, consider installing dual-paned, insulating glass (IG). IG units will tolerate more indoor humidity before “fogging up” than single-pane glass units. For further protection, consider Low-E (a coating on glass that reduces radiant heat-loss and the passage of ultraviolet rays).
- Raise the average temperature of the house one or two degrees. Depending on many conditions, this can greatly reduce condensation.
- Open window blinds for air circulation. Closed blinds trap warm air in the space between the glass pane and blinds. This air cools and releases moisture in the form of condensation. Blinds should be hung at least 4" away from the window glass.
- Use a ceiling fan to circulate warm room air toward windows.
- Relocate heat vents beneath windows and patio doors.
- Do not block heat vents with furniture or other objects. The placement of these vents promotes proper air circulation throughout the house. Air circulation helps dry moisture in the air and also distributes heat more efficiently.
- For unoccupied and unheated rooms, keep interior doors open. This promotes proper air circulation throughout the house.
- Vent all appliances to the outdoors. For example, if a dryer is vented into the attic or basement, all the moisture from drying wet clothes is released into the house.
- Run exhaust fans in kitchens and bathrooms.
- Make sure all vent ducts are clear of lint and other obstructions.
- Turn humidifiers down as the temperature outside gets colder.
- Be sure humidistat is located within the living space and not at the furnace outside of the heated part of the house.
- Use a dehumidifier.
- Don't dry firewood inside.
- Have an air exchange system added to your heating system.

### Causes of Temporary Condensation

- Building materials in new construction contribute many gallons of moisture to the interior air and it often takes at least one year for all of the moisture to escape.
- During the first few weeks of heating during the cold season, condensation can be a problem due to the release of moisture absorbed inside the house throughout the humid summer.
- Quick temperature changes during the heating or cooling season can contribute to higher levels of condensation

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Next weeks tech tip will focus on window maintenance.