

# CONDENSATION CONCERNS: PART 1

**The first cold day of autumn hits. The windows fog up and water drips down the glass. This is not an indication that your windows are failing. The moisture on the glass is condensation, a natural phenomenon that in most cases can be easily eliminated. Condensation occurs when excess humidity in the air releases onto cool surfaces. The glass in windows and patio doors usually provides a visible, cooler surface that shows the first signs of condensation.**

Condensation between glass panes is a different problem. If moisture is still present after cleaning the interior and exterior sides of the glass, seal failure (when the seal between two panes of an insulating glass unit has broken) between the glass panes could be the cause.

Homes built today are more energy efficient and substantially more air-tight than homes built just a few years ago. As a result, there is less exchange with outside air (saving energy, but increasing interior humidity). Because interior humidity levels tend to rise, you may now notice condensation in your new home that you never experienced in your older home.

Older homes with newly installed windows may experience condensation due to an increase in energy efficiency. Old windows allowed significant air exchange with the outside, allowing the inside air to dry out. New windows are installed in an airtight manner, trapping humid air inside.

Family lifestyle has a large impact on humidity levels. Cooking, long showers or baths, saunas, spas, and washing clothes all contribute to humidity levels. Variations in these and other moisture-generating activities often result in one neighbor experiencing condensation and another not.

Condensation is a natural phenomenon that can occur on exterior and interior glass surfaces. In nearly all cases, it is not the result of a defective window or patio door. Steps should be taken to reduce humidity with proper air circulation. If condensation persists, contact a qualified heating and air conditioning professional.

In CONDENSATION CONCERNS: PART 2 we will discuss the causes and methods of controlling excess moisture within the home, or come and visit the friendly, knowledgeable and helpful staff at ALPINE GLASS WINDOWS & DOORS at 9708 – 108 St. Fort St. John, B.C. Ph. 250-785-6409 or visit our website [www.alpinewindows.ca](http://www.alpinewindows.ca)