

Q&A

ASK THE HOME INSPECTOR!

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Home & Building Inspections • Radon & Mold Testing



The following article is intended to provide pertinent home and building inspection information to the readers. Your input is welcome by emailing your questions to pat@hbponline.com.

Question: We are noticing condensation and staining occurring between the glass panes in some of our windows. What is causing this?

Answer: Condensation and staining between the glass panes in windows is common. The thermal seals have developed gaps or voids at the outer edges allowing moist, humid air to enter between the panes, commonly known as 'defective thermal seals' or 'broken seals'.

The condensation is usually minimal at first and increases over time. This is mostly a visual problem that is more noticeable on some days and less visible on others. It usually does not cause any other problems with the windows.

In some cases, the defective seals can be repaired and for a lesser cost than replacement. This is a process where small holes are drilled in the glass and a solution is injected into the area between the panes through the holes. The solution cleans the glass and removes the moisture. The holes are then resealed. In larger windows, patio doors and severely stained glass, the glass (thermal unit) will need to be replaced.

You should check the warranty provided by your window manufacturer. Many provide warranties for thermal pane seal failure, some for as long as 10 years.

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