



**CENSOLUTIONS**

## **Condensation and Double Glazing.**

A number of our customers have queried whether hermetically sealed insulating glass sealed units will eliminate condensation inside the property.

The simple answer is no! The degree of condensation is related to the cavity thickness and type of glass used but there are other factors to consider, such as internal ambient temperature and level of humidity within the property together with exterior temperature.

During cold weather and if there is sufficient moisture in the warm air inside the property there will almost certainly be condensation on the coolest surface present. The cold surface, be that glass, window frame or other building component will become damp and in the warm environment may, in extreme circumstances, encourage the growth of mould.

Conventional double glazed units, i.e. those using aluminium spacer to separate the two panes of glass may, under certain circumstances, exhibit slight condensation around the glass next to the window frame. This is quite normal and is due to the cold bridge caused by the high conductivity of the aluminium spacer.

Condensation of this type usually occurs in the warmest, most humid rooms within the house (bedroom, bathroom and kitchen) and may be ameliorated by allowing good circulation of air; usually with the use of trickle and or night locking vents.

It is always advisable to allow moisture to escape from interior rooms through ventilation because condensation will almost certainly form on either a visible surface (glass or framing material) or on cold points such as the wall, floor or ceiling, where it may be difficult to see resultant damage.

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