Westpark

Information Sheet - Window Condensation

Why does condensation form on the inside of my sliding window?

Condensation on the inside of your sliding windows occurs when the warm moist comes in contact with a cool surface – such as the glass of your window pane. This type of condensation appears when the dew point in the air (the temperature at which the humidity in the air will condensate into water droplets) is higher than the temperature of the glass. This occurs when a cool night follows a warmer day, most typically during the spring and fall seasons.

Why does condensation on the interior of my windows occur?

Whenever there is excess humidity in a home, it manifests itself in the form of condensation on the coldest area of a wall, which is normally the windows. The warmer the air, the more moisture it will retain, so when air in your home comes in contact with the colder glass surface, it is subsequently cooled and moisture is released in the form of condensation on the glass.

Why does condensation in between the window panes occur?

Condensation between the window panes, is a sign that the seal is broken between the two panes. Please refer to the Thermopane replacement Information Sheet

Do windows cause condensation?

No, condensation on windows is not the fault of the window. However, certain modifications that may have been performed in your home may be contributing to higher levels of humidity and condensation. For example, residents who have completely sealed their unit doors with weather stripping or have modified the sill of their unit door to prevent air flow, will notice a significantly higher level of humidity in their units. Tighter homes actually retain more humidity.

Where on a window does condensation normally form and why?

Condensation often forms at the bottom of the lower sash on the interior of the glass. This is because when warm air cools, it falls down across the interior surface of the window at the same time the temperature of the air is falling. The air contacts the horizontal surface of the meeting rail, which acts like a dam, slowing the air's rate of fall and creating the perfect opportunity for the trapped water vapor to escape and form on the meeting rail's surface. The air then rolls over the edge of the meeting rail and again gains speed until it encounters the lower handle of the sash. At this point, the water vapor again makes its exit and lies at the bottom of the sash.

Can I reduce the condensation on my windows?

Yes. In order to reduce condensation, humidity must be controlled and air movement must be generated. As the exterior temperature drops, the humidity level needs to decrease if condensation is to be controlled

What steps can I take to reduce humidity in my home?

The two main things you can do are to control sources of moisture and increase ventilation. Try the following tips:

- Use exhaust fans in your kitchen, laundry and bathrooms
- Ensure your clothes dryer is properly vented to the outdoors via the ductwork provided
- Do not use humidifiers in your unit
- Air out your unit for a few minutes each day
- Ensure the bottom sill of your unit door is clear and allows air from the common element to flow through your unit
- Turn on the in-unit fan on at least the medium level
- Encourage air circulation on the window surface by keeping heavy curtains drawn open