



## Excess Window Moisture

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Window sweating, even frosting is a common problem in the Northland as well as other parts of the country. Whether we think it is because of poor or failing windows prompts many to consider replacement. Remember that even brand new windows that are energy efficient can still sweat or even frost up. It is not necessarily the fault of the window. So what is the true problem and what is the correction?

The problem lies more with the moisture than with the window. The amount of moisture evaporated in the air and the temperature of the glass surface are what determines if the window sweats. Lower the moisture content of the air or raise the temperature of the glass surface and you stop or inhibit the sweating or frost.

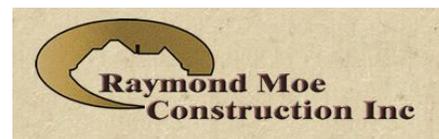
All windows can be "dried" whether they are old single pane glazing or the latest and greatest in glazing technology. What comes into play is how much heat \$\$\$ do you want to waste keeping the glass dry. Keep the inside glass surface above dew point and you will not have sweating.

"So why do my new windows still sweat?" some ask. There could be a number of reasons. Are you humidifying (which is good for indoor air quality in the winter), is your basement very damp? An air exchange could be incorporated into your home to "dry" it out.

Another big source of excess moisture could be your window treatments. Today you see more and more window shades that fill the inside of the window jamb. I recommend that if you use these blinds to always leave them up 6-8 inches. Some are sold as a way of insulating against the cold. Well you are insulating the interior living space against the cold but you are drastically lowering the surface temperature of the glass which will condensate the moisture that is evaporated into the air throughout the rest of the home even on the most expensive of windows incorporating the best technologies used in window manufacturing.

So what can a person do?

- Maintain air movement against the glass to increase the surface temperature. That may mean holding the shades/blinds/drapes open or out from the wall to enhance air movement. Use fans to increase circulation.
- Lower the humidity in your home (but it is healthier to keep it at or above 20% Relative Humidity at 70 degrees.)
- And, last but not least, replace your windows with newer energy efficient windows.



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