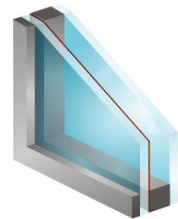




## EXTERIOR CONDENSATION

Enquires have been received relating to complaints by end-users who, when their new windows have been fitted, have noted that condensation often forms on the exterior glass surface, especially in the early morning. This obviously leads to great concern as it is a new phenomenon to them and they suspect it is related to a 'product fault'.



This feature actually emphasises that the glass and windows system is working better than their old glazing system and is insulating their property extremely well.

*Potential reasons for this occurrence are:*

- 1. Moisture will normally condensate on any cold surface (e.g. car windscreens in early mornings).*
- 2. The atmospheric moisture content is sufficiently high to allow condensation to form.*
- 3. The atmospheric moisture content is sufficiently low that the moisture in the air is at or near saturation point and is therefore being encouraged to condensate. Fog is an example where moisture forms small droplets in cold air.*
- 4. Atmospheric pressure will also have an effect on the ability of air to hold moisture.*
- 5. The increased insulation offered by the energy efficient glass on the inside pane of the unit prevents or reduces the passage of heat to the outside pane.*
- 6. The exterior pane can therefore have a surface temperature low enough to allow condensation to form on it.*
- 7. The greater efficiency of the sealed unit then the greater the risk of condensation on the exterior pane.*
- 8. This condensation can be exacerbated when the room is unheated, reducing the temperature still further.*
- 9. Heated rooms will therefore be more unlikely to experience this condensation as will south facing aspects that are more likely to be heated by the sun.*

Although this phenomena is disconcerting to the end user it is actually emphasising that the increased efficiency of the modern coated glass is doing the job well and saving the householders money by reducing heating bills.

*It is mandatory that all replacement window and door installations are fitted with Energy Efficient Glass, to comply with current Building Regulations.*