# CONDENSATION FACT SHEET

## INTERNAL CONDENSATION

This is usually a ventilation problem and cannot be caused purely by the installation of heat-retaining double or triple glazing. By acting as a heat barrier and providing an inner pane which is considerably warmer than the outer pane, condensation may be reduced.

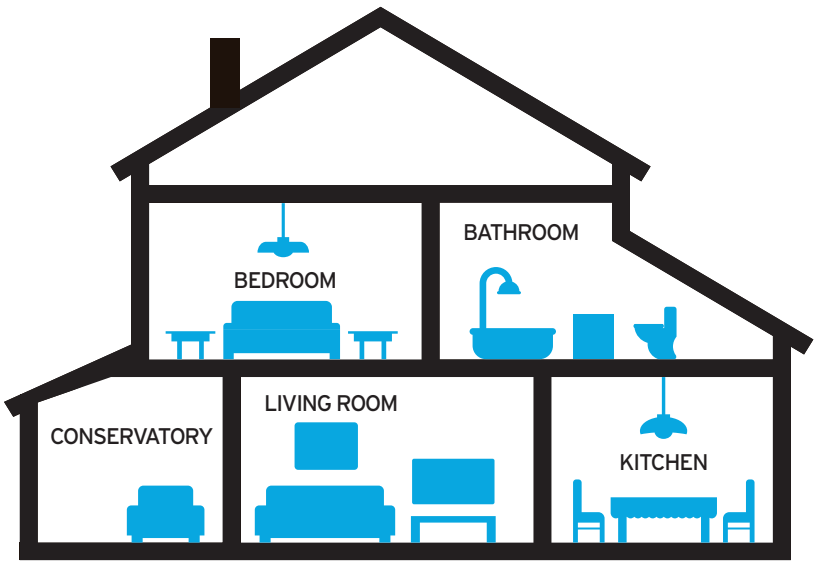
Modern buildings are designed to eliminate draughts and do not have the natural ventilation that some older houses have with their chimneys and ill-fitted windows and doors. Houses which have been completely sealed by the installation of cavity wall insulation, loft insulation, double or triple glazing and draught proofing throughout are likely to become moisture traps. In such cases, codensation is a ventilation problem. Provided the rooms are heated normally, the solution will probably be found by providing controlled ventilation.

When a lack of ventilation is suspected, the householder should consult a heating and ventilation engineer.

In the case of the older, "unsealed" buildings, the dominant factor is likely to be the indoor temperature, and additional heat, or the introduction of localised heat near the windows, will probably provide the answer.

## EXTERNAL CONDENSATION

From time to time, we receive enquiries about the appearance of external condensation on glass. This is a naturally occurring phenomenon which is more prevalent the more highly insulating your windows are and is not a fault in the glass or window. Moisture condenses out of the air onto a cold surface that is said to be below the dew point. The dew point varies with the air temperature and the amount of moisture it contains. Particularly in spring and autumn, the glass temperature can fall to a low level during the night and the dew point can be comparatively high in these seasons. The glass temperature can be below the dew point under these conditions and moisture can condense onto the surface.




### LIVING ROOM

Allow the room's warmth to reach the windows. Position heaters under the windows and use firing which holds the curtains at least 15cm to 20cm away from the glass to allow free movement of warm air.

Open windows for at least a few minutes each day to permit air changes.

Where open fires are not provided, or existing flues are blocked off, see that wall vents are fitted and kept clear. When a gas fire has been installed in an open fire aperature, the black plate should have vent holes below the fire, unless this is provided for in the fire design.

Where possible, avoid glazed or non-absorbent wall coating, as these can promote condensation on walls.

### BEDROOMS

Check points under 'living rooms' particularly with respect to the position of curtains and the providing of vents.

If possible extend the central heating programme to compensate for the night time drop in external temperature, and the increase in water vapour caused by the occupants' breathing.

Bedroom windows should be opened during the day to allow at least one complete air change.

### BATHROOM

Stop water vapour finding its way into the rest of the house, particularly during and after bathing.

After a bath or shower, close the door and open a window for a few minutes. Position the radiator, or heated towel rail under the window.

Consider installing an extractor fan.

### KITCHENS & LAUNDRIES

Close internal doors and keep a window open. Alternatively, install extractor fans or cooker hoods, ventilated to the outside air.

### CONSERVATORIES

Consider crossflow ventilations with the use of vents in walls and roofs especially if the conservatory is south facing.

Trickle vents in the wall, eaves and ridge zone can also help.

ENERGLAZE
HOME ENERGY UPGRADES