

Today's topic:

Broken window seals: Why are my windows dirty, foggy, and sometimes have moisture on the inside of the glass?

What's a broken window seal?

- **An insulated window has 2 pieces of glass with a ½-inch void between them. For insulation, this void is filled with argon gas. The glass is then sealed to the frame of the window.**
- **When a window has a broken seal, air gets in between the two pieces of glass causing moisture. This leaves a residue on the interior of the glass.**
- **Broken seals can reduce the insulating value of the window somewhat, but not much.**
- **If you have a broken window seal, you might not have to replace the whole window. Replacing the glass will usually fix the problem.**

Tom Harenberg

Apex Home Inspections

