

Window Condensation

With the cold weather upon us, many of you may experience condensation on your windows. Newly constructed homes may temporarily exhibit a higher potential for condensation as moisture in plaster, cement and other building materials escape into the air during the first heating season. New homes are also built to be more energy efficient, the tighter seal allows for less air flow thus creating more condensation.

The first step of preventing condensation is controlling humidity. Although excessive humidity shows up as condensation on the cold surface of a window, the window is probably not the source of the condensation problem. The occupants control these conditions.

Condensation occurs in your home when moist air comes into contact with a surface which is at a lower temperature. Moist air contains water vapour, commonly referred to as humidity. Indoors, we can increase humidity through our activities and lifestyle. If a surface in your home is cold enough, the air in the immediate vicinity of the surface will be cooled sometimes causing the moisture in the air to condense or change into a liquid on the surface. We add to humidity levels in our home through our activities and lifestyle. Water vapour is added to the air in large quantities by our breathing and perspiration, cooking, bathing, cleaning and other daily activities.

Below are a few effective and efficient ways to reduce the condensation in your unit.

- Use exhaust fans while cooking
- When doing laundry, please be sure to open a window and run the booster fan (if included in your laundry center).
- Close the bathroom door and open a window after baths and showers
- Use bathroom exhaust fans while having a bath or shower and keep it running for at least one hour after you finish
- Ventilate the home at least once a day by opening a window or door
- Open the blinds and drapes throughout the day to allow for air circulation on windows
- Move furniture roughly 12-16 inches from windows and heaters
- Turn heaters on, between 18-22 degrees
- Limit the number of potted plants in the home
- Where fresh air is supplied to the suites via corridor pressurization, the main entry door undercut (gap under the door) should be kept clear in order to allow air flow into the suite

If window condensation is not controlled, it may create mold in your window frames. If this occurs, please clean with a mild bleach and water solution. If these conditions are exceeded for an extended period of time, deterioration of the building envelope assemblies is likely. Damage in result of condensation is not a warrantable deficiency

If your home is affected by condensation please try the above tips and take all necessary steps to mitigate any damage.

Thank you for your cooperation!

#300 – 550 Robson Street, Vancouver British Columbia, V6B 2B7

Tel (604) 602-7711 • Fax (604) 688-7907

www.onni.com