

# Misted Glass?

What are misted units?

The double glazed unit consists of 2 pieces of glass held apart around the edge by a (usually silver coloured) spacer bar. This bar is filled with a desiccant, tiny silica balls similar to those found in parcels to reduce the moisture levels. In the case of double glazed units, the silica soaks up any residual moisture held in the space within the unit when it is first made. This is an essential part of the unit, as the air inside needs to be dry to give thermal insulation. Around the outside of this metal spacer bar, sealant is pumped to seal the unit and complete the process.

After a period of time the seal 'breaks down', causing a hairline fracture in the seal, thereby letting air containing moisture in. Various factors can accelerate this breakdown, such as wood frames and putty, poor frame drainage, poor installations not leaving sufficient gap between the glass edge and the frame, use of the wrong kind of silicone, locations in extreme sunny positions or where excessive vibrations occur.

Once air can get into the unit, the silica originally used becomes fully saturated and condensation starts to form as temperatures rise and fall against the side of the glass.

If your units were installed during the last 10 years, check your guarantee and see if you are still covered. You may also wish to consider upgrading to more thermally efficient units and saving on your heating bills at the same time. New units can reduce heat loss through the windows by as much as 40% as well as reducing internal condensation problems.

Despite what you may have read on other websites, it is not economically viable to split up and reseal the units and you certainly can't suck the moisture out. The only solution is to replace the unit. Leadwork and internal Georgian bars can easily be replaced.