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Glass Sweating (External Condensation on High-Performance Glass)

Condensation on the exterior glass surfaces of windows and doors occurs because of the increased efficiency (U-value) of the better windows produced today. On clear nights with still, humid air, condensation occurs when moisture-laden air comes in contact with a glass surface which is below the dew point temperature. “Dew point” is the temperature at which the air will no longer hold it’s moisture vapor. In higher performance windows with low-E glass, the outside glass surface can actually be colder than the glass on lower performing windows. This is because the high performance window is doing its job – reducing heat flow to the outside and preventing the warming of the exterior glass surface above the dew point. This is not a window defect, but rather proof that the window is energy efficient.