

## WINDOW SEAL FAILURE

The townhomes at Whittington were built between 2003 and 2006. Many homes are now experiencing Window Seal failure. If you have received a notice from HMS regarding window seals, HMS personnel have observed foggy and/or rainbow coloring to the glass at one or more windows. Window repairs are the responsibility of the homeowner.

At Whittington, all windows are double hung (two window sashes, one upper sash and one lower sash). Each sash is double glazed (two panes of glass with an air gap between the panes). When the seal between the panes of glass fails, the inert gas escapes and moisture replaces the gas. This moisture creates a foggy appearance or discoloring of the glass.

Window professionals are often able to order and replace a single upper or lower sash. Some may remove a sash and replace the double layer glass pane.

Replacement of an entire window (frame, upper and lower sash) unit is an option but is by no means required to correct the problem.

To ensure windows are properly replaced, it's best to contact a window professional.