

Double glazed windows do a quiet, relentless job. They keep heat in, noise out, and drafts on the other side of the glass. When they fail, the house feels different. The room runs colder, the handle fights you, the frame whistles in a crosswind, or a milky fog sits between the panes and refuses to clear. That last one, the mist, is the giveaway that gets most people on the phone.

Sliding and tilt-and-turn windows pose their own quirks. Both rely on precise hardware: rollers, guides, balances, multi-point locks, compression gaskets. When they go out of tune, performance drops fast. The good news is that solid Double Glazing Repairs rarely require ripping out the whole unit. With the right diagnosis, you repair the fault, restore the seal, and keep the original frames working for years.

I have spent enough cold mornings with a heat gun and a sash spreader to know the difference between a quick fix and a repeat callout waiting to happen. The details below come from that sort of work. If you're trying to decide whether to repair, replace, or simply clean and lubricate, this will help you weigh up the options, especially if you're asking, Can you Fix Blown Double Glazing or looking up Misted Double Glazing Repairs and wondering what's real.

How sealed units fail, and why that matters

A double glazed unit is two panes of glass bonded to a spacer bar around the perimeter. The cavity between them is sealed to keep out moisture and usually filled with argon or a similar inert gas. A desiccant in the spacer captures any stray moisture left after manufacturing. That system is simple, tight, and works until the perimeter seal ages or is damaged.

Heat and sunlight flex the glass. Frames expand and shrink through seasons. On windy sites, sash movement adds another cycle of stress. Over time, the edge seal can crack or the butyl adhesive can creep. When that happens, moist air slips in and the desiccant gets saturated. Once the desiccant can't hold more water, you see condensation trapped inside the unit. That mist is not on the inner face you can touch, it's within the cavity. No amount of vinegar or elbow grease will wipe it away.

From an energy point of view, a failed seal leaks gas from the cavity. The thermal performance drops, sometimes enough to feel the difference within a week. You also lose sound insulation and, in some cases, see visible streaks or mineral stains inside the unit as the moisture cycles. Left long enough, the haze can etch the glass.

People sometimes ask if a hairdryer will clear it. It might clear surface condensation, not mist inside a blown unit. That's the key distinction: surface condensation comes and goes with indoor humidity and temperature. Mist locked between panes means the unit's seal has failed.

When repair beats replacement

You have three separate elements to consider: the glass unit, the frame, and the operating hardware. Replacement of the sealed glass unit is a very different job from replacing the entire window. Most repairs keep the existing frame and simply swap the blown glass or fix the hardware.

It makes financial sense to repair when the frames are structurally sound and the fault is isolated. On uPVC, timber, or aluminum frames in decent condition, changing a failed unit or renewing gaskets and rollers often restores original performance at a fraction of a full replacement. A single tilt-and-turn sash with misted double glazing can often be turned around in under two hours on site once the made-to-measure unit arrives, which usually takes 5 to 10 working days from survey to supply in most regions.

Where repair does not make sense is when multiple failures stack up: rotten timber, warped sashes, distorted aluminum thermally broken profiles, or a run of units from the same batch all showing edge failure. If you have to replace more than half the sealed units, and the frames are 20 to 25 years old, it may be time to price full replacement. But that's the exception, not the rule.

Sliding windows: common faults and credible fixes

Sliding sashes live or die on alignment and friction. If the sash binds or rattles, the home feels cheaper. I see three patterns again and again: worn rollers, debris in the tracks, and weather seals that have shrunk or hardened.

On uPVC and aluminum sliders, the roller assemblies are the unsung heroes. When they flatten or seize, you end up lifting the sash with your shoulder just to budge it. If the gap is inconsistent along the track, the sash rides high at one end and scrapes. The fix is straightforward: lift out the sash, replace the roller pair with like-for-like units rated for the sash weight, then adjust the height screws until the interlock sits parallel. While you're there, vacuum the track, flush it, and apply a dry PTFE lube so grit does not stick.

Timber sliders, less common now but still around, have different issues. Paint buildup in the channel and swollen timber from rain exposure cause stiffness. Here, a light plane and refit of the weatherpile or brush seals usually returns smooth travel. Make sure the drainage paths at the bottom rail are open. Standing water is a silent killer of seals.

Air leaks and whistling on sliders usually come down to shrunken or misplaced weatherstripping. A 2 millimeter gap at the interlock can feel like a small breeze in January. Modern interlock seals are often clip-in. When you measure the channel and replace with the correct thickness, the sash closes with a snug compression and the noise drops away.



I often get asked whether a misted sealed unit in a slider means the whole sash needs replacing. It doesn't, as long as the glazing beads are intact and the frame hasn't distorted. You pop the beads, free the glazing packers, and take a careful measure of visible glass size, cavity thickness, and overall unit thickness. Order a new A-rated unit, ideally with warm-edge spacer and the correct gas fill, then refit with fresh setting blocks and silicone or butyl as per the original spec. Thirty minutes per sash is normal once the unit is ready.

Tilt-and-turn windows: hardware choreography and gasket health

Tilt-and-turn windows rely on a perimeter **cstdgrepairs.com Double Glazing Repairs** hardware system that does two distinct tricks. In tilt mode, the top opens for ventilation with the bottom secured. In turn mode, the whole sash swings inward on the hinged side. That movement depends on keeps, cams, scissor stays, and a gearbox linked to the handle. When any one element goes out of sync, the sash may drop, catch, or refuse to switch between modes.

If the handle spins freely or refuses to go to the 90-degree position, the gearbox may have stripped gears. Point-loading on the sash, especially on large triple glazed units, accelerates wear. Replacing the gearbox by brand and backset size usually brings the window back to life. Winkhaus, Roto, Siegenia, Maco, and G-U are common names. Matching the hardware is critical because cam heights and keep shapes vary.

A sagging sash shows as a tight corner near the handle or scrape marks on the frame. That is a hinge adjustment issue, not a glazing failure. Most tilt-and-turn hinges allow lateral and vertical adjustment via hex screws. A two millimeter lift can transform the close. Always adjust with the sash supported and the glazing packers checked. If the packers have slipped, the glass weight shifts and drags the sash down. A good repairer checks packing first, then adjusts hinges. If you do it in reverse, you can chase your tail.

Gaskets are the unsung sealing champions on tilt-and-turn windows. The system relies on compression. If the rubber has hardened or shrunk at the corners and pulled away, the lock engages but the weather stays inside. You can feel this with a simple paper test. Close the sash on a strip of paper and pull. If it slides out easily along the top or handle side, the compression is gone. Replacing gaskets, especially continuous one-piece types, makes an immediate difference. I prefer EPDM for longevity. Silicone gaskets are softer but can take a set more quickly.

Thermal performance dips when tilt-and-turn units lose peripheral compression. People often misdiagnose this as a blown unit, because they feel drafts and see condensation on the inner pane in cold weather. The test is simple: you can see and touch surface condensation, and it clears with ventilation and heat. You can't touch mist between panes. Address the gaskets and compression before ordering glass.

Can you Fix Blown Double Glazing?

Short answer: yes, but with precision about what "fix" means. A blown unit has lost its seal. The remedy is to replace the sealed glass unit, not to drill and vent it. Some companies advertise venting and drying services where they drill tiny holes into the spacer, flush the cavity, and insert valves. In my experience, that treats the symptom, not the cause. The unit no longer functions as a sealed, gas-filled insulator, and the clarity often degrades again within months. It can be a stopgap for listed buildings where removal is complex, but it's rarely a long-term solution.

Replacing the sealed unit is straightforward if you follow correct measurements and handling:

- Measure the visible glass size, add the correct edge allowance, and confirm unit thickness and cavity depth. Note any low-e coatings and spacer color to match existing units.

Once ordered and delivered, the fitting is not glamorous but it is exacting. Remove glazing beads starting with the longest, keep them in order, and inspect packers. If the sash has dropped or the interlock misaligns, repack with appropriate blocks to carry the glass weight over hinge points. Set the new unit into a dry, clean channel, ensure equal edge gaps, then tap beads back evenly. A final check of operation and compression finishes the job.

If you have patterned or toughened glass, look for the stamp or ask the supplier to mark the corner. Toughened safety glass has a specific orientation due to the roll marks from the toughening process. Fit it the wrong way round and you can see visual distortion in certain light.

Misted Double Glazing Repairs: how to do it right

Good repairs start with a survey. I run through a simple triage. First, confirm the haze is in the cavity, not on a surface. Second, check frames for twist and racking, especially on wide tilt-and-turn sashes that take more wind load. Third, inspect drainage. Blocked weep holes keep water against the lower edge of the unit and accelerate seal failure. Fix the drainage before fitting new glass.

Then, I assess thermal goals. Many properties still carry older 12 mm cavities with aluminum spacer bars. If the client is replacing more than one unit, I suggest upgrading to warm-edge spacers and a 16 to 20 mm cavity, low-e coating on surface 3, and [Double Glazing Repairs](#) argon fill. That combination can lift center-pane U-values significantly. The sash and glazing pocket must accept the thicker unit. On some older frames, you can't push thickness without rebearing. That's a boundary you respect.

For sliders, unit weight matters less, because the track carries it. For tilt-and-turn, extra weight strains the gearbox and hinges. A large 1.2 by 1.4 meter sash in triple glazing can weigh 50 to 60 kilograms. If the existing hardware was specced for double glazing, stay with double. There's a fine line between improving performance and creating another failure point.

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Finally, I give clients a testing window. After fitting, watch the unit through a few weather cycles. If you see fogging return in a week, it's almost always a manufacturing defect in the new unit. Good suppliers stand by a 5 to 10 year warranty on the sealed unit itself. Keep the delivery labels or stamps recorded for any claim.

The small fixes that make a big difference

Not every complaint needs glass. More than a few callouts end with cleaning, lubrication, and adjustment. Sliders work best with clean tracks and light dry lube so grit does not paste into a grinding paste. Tilt-and-turn mechanisms prefer white lithium or a light machine oil applied sparingly to moving parts. Once a year is a reasonable cadence.

Handles and lock cams drift. A half-turn on the eccentric cam increases or decreases the pull-in pressure. On the coldest walls, increasing compression stops the drafts and reduces inner-pane condensation. Do this slowly, testing the handle effort as you go. Over-tightening strains the gearbox.

Weatherstrip replacement looks mundane and feels transformative. If you see corners pulled back or cracks at bends, the seal is past its best. Properly sized new gaskets bring silence back to windy rooms. Always measure the channel and profile. A guess-and-hope fit rarely seals evenly.

Drainage paths matter more than most people think. I have pulled handfuls of spider webs, pine needles, and silt out of lower frame cavities. Frames are designed to collect and expel water. If the path clogs, water sits against seals and eventually finds a way in. Clear the weep holes, check the caps, and keep the exterior sill clear.

What a reputable repair process looks like

If you're hiring someone, you want to see method. A good technician measures carefully, photographs labels or hardware stamps, and explains the path to a fix, not just the price. Timelines are honest. For made-to-measure sealed units, a week is normal, ten days in busy seasons. Same-day glass swaps are possible if the unit is in stock, but that's rare with custom sizes.

Expect a clear explanation of the difference between a hardware repair and a glazing replacement. I like to map it out on the spot. For instance, a client with a tilt-and-turn that wouldn't tilt assumed the glass was at fault because of colder drafts. The real issue was a failed corner drive and flattened gaskets, plus a loose keep. We adjusted the hinges, replaced the drive and gaskets, and the room warmed up without touching the glass.

Pay attention to the surveyor's questions. If they ask about condensation patterns and when they appear, that's a good sign. Morning-only moisture on inner panes with even distribution across multiple windows usually points to indoor humidity, not failed units. Trapped mist that lingers in all weather belongs to the sealed unit.

Costs, warranties, and sensible expectations

Numbers vary by region, glass spec, and access. For a ballpark, replacing a standard double glazed unit in a typical uPVC slider often lands between the cost of a decent dinner and a weekend away, per sash. Larger tilt-and-turn units cost more due to weight, hardware access time, and occasionally scaffold or special handling. Hardware repairs on tilt-and-turn windows, such as a gearbox or hinge set, range from modest to substantial depending on brand and availability. The sweet spot is when you can tune and lubricate rather than swap parts.

Sealed-unit warranties typically run 5 to 10 years. Hardware varies by manufacturer, with many sitting at 2 to 5 years. Frames, if installed well and maintained, can last 20 years and beyond in mild climates, less on coastal sites with salt exposure. Don't expect a 25-year-old gasket to behave like new rubber. Budget for periodic replacement.

Be skeptical of miracle rejuvenators that claim to restore lost gas fill without removing glass. Once a unit vents to atmosphere, the original sealed environment is gone. There is no credible way to re-pressurize and reseal in situ to factory standards.



Climate, orientation, and edge cases

South and west elevations cook in afternoon sun. Edge seals on these faces fail sooner than the shaded north wall. Coastal homes see salt air and wind-driven rain. That combination hardens gaskets and pits hardware more quickly. Inland, rural homes contend with dust and pollen that gum up sliders. Urban grit does the same. Tailor maintenance to the site. Every six months near the sea, yearly elsewhere, clean and lubricate.

Triple glazing puts more weight on hardware. A tilt-and-turn over 1 meter wide in triple glazing deserves heavy-duty hinges and a gearbox rated for the load. If the existing frame wasn't built for it, resist the urge to upgrade glass only. You'll buy yourself a drooping sash, not comfort.

Timber frames bring their own rhythm. They need paint or oil maintained. A split glazing bead on a timber tilt-and-turn can let water soak the lower edge of the unit and speed failure. Catch it early, reseal with a high-quality exterior sealant compatible with the timber finish, and you protect the edge seal.

A quick homeowner checklist before you call

- Confirm where the condensation sits: on the room-side surface, the outer surface, or trapped between panes. Surface moisture points to humidity or compression, trapped mist points to a failed unit.

If that single list feels sparse, it's deliberate. More often than not, one good observation cuts the diagnostic time in half.

Practical examples from real jobs

A couple in a 12-year-old semi called about a slider that "felt like sandpaper" and a foggy lower pane. The track was full of grit from a nearby renovation. The rollers had flat-spotted. We lifted the sash, replaced the rollers with 80 kg-rated units, cleaned and lubricated the track, and swapped the misted sealed unit with a warm-edge spacer unit to match thickness. Door ran like new and the draft disappeared. Total time on site: just under two hours.

Another case involved a wide tilt-and-turn in a third-floor flat that leaked in wind-driven rain. The owner suspected failed glass because the room chilled fast. The real culprit was a set of gaskets that had shrunk at the corners and a misadjusted cam that barely engaged the top keep. We replaced the gaskets with EPDM, adjusted the hinges to square the sash, then increased cam compression on the handle side. No more leak. We left the original glass.

In a coastal bungalow, repeated failures on the same elevation pointed to blocked drainage. The lower frame cavities were full of fine sand. Even new units would have failed early in that bath of water. After clearing the weep holes and fitting discreet mesh guards, we replaced three sealed units. Two years later, still clear.

What to request when you want it done once

Ask for specifics in writing: glass spec with cavity and coating, spacer type, gas fill, and any safety requirements. On hardware, ask for the brand, model, and load rating. On gaskets, request the material type and profile code. These details help if you ever need service in the future and keep everyone honest.



A small note on aesthetics: spacer color matters. If your windows have black warm-edge spacers and you drop in a silver aluminum spacer unit, you will notice the mismatch every time the light hits the edge. Match what you have unless you are replacing multiple units and want a uniform upgrade.

Finally, schedule work at the right moment. On frosty mornings, seals are stiff, and frames are at their smallest from thermal contraction. Afternoon fits often give a truer feel for operation if the sun hits that wall. In high

summer, glare can hide faint haze, so I sometimes use a torch at a low angle to check for internal moisture streaks.

Repair first, replace when the balance tips

Repairing double glazing on sliding and tilt-and-turn windows is often about fine judgment. You balance cost, performance, and the true source of the problem. Many faults trace back to hardware or gaskets. Misted Double Glazing Repairs require a new sealed unit, well measured and properly packed. When someone asks, Can you Fix Blown Double Glazing, the honest answer is yes, by replacing the failed sealed unit and addressing the cause so it does not recur.

Good repairs are quiet victories. The room warms up without fanfare, the handle turns with a crisp snap, and the glass looks like nothing at all. That is the goal: no drama, just comfort restored. When you approach each window as a system rather than a pane of glass, you get there reliably, and you get there once.