

When the moisture is inside the glass unit, wiping the window will not fix it.

That seal is what keeps the insulating gas, if present, and the dry airspace between the panes stable.

After the seal gives out, moisture gets into the cavity and fog becomes visible as the glass heats up and cools [Dallas Windows & Doors 2021 Cockrell Ave, Dallas, TX 75215](#) down.

Texas makes this problem easy to spot because the humidity stays high for long stretches and the temperature changes are sharp.

If the fog is on the room side or the exterior side of the glass, that is a different issue.

An experienced window replacement company can confirm the cause with a quick inspection.

What Makes This Happen So Often In Texas Homes

A sealed window usually fails after years of heat, moisture, and daily expansion and contraction.

Summer heat pushes frames, seals, and glass components to expand.

The window does not need to fail dramatically for fog to appear, it only needs a small breach at the edge.

On older homes, you often see this on windows that are otherwise still working, opening and locking normally, but no longer keeping the inner cavity dry.

Storm damage does not always mean cracked glass, sometimes it means the window has been weakened in a way you can only notice later.

What Homeowners Can Check Before Calling It A Bad Window

In many cases, the glass unit has failed even though the frame and sash are still usable.

A few signs usually point to a failed insulated glass unit:

- The fog or haze stays between the panes no matter how often you wipe the window.
- The problem seems to worsen on damp mornings or after long hot afternoons.
- The space between the panes no longer looks clear and dry.
- The window has lost some insulating performance and feels hotter or colder than the others nearby.

If the insulated glass unit can be replaced separately, that is often the most efficient fix.

A failing seal plus frame movement, air leakage, or hardware wear usually points toward replacement instead of a patch.

In that situation, upgrading the window can solve both the appearance issue and the comfort problem.

How To Avoid The Same Problem After The Fix

A good replacement should also improve the seal, reduce heat transfer, and hold up better in Texas weather.

If the window faces strong sun, it pays to ask about the solar heat gain coefficient requirements for windows in Dallas County and how the glass handles west-facing heat.

That is where material choice matters too.

A poorly fitting window, even if it is new, will not perform well for long.

Those are the right questions, because glass coating, spacer design, and installation quality all affect how long the new window stays clear and efficient.

Better sealing, better glass, and careful installation all matter more than a sales brochure makes it sound.

A low quote is not always the best value if the underlying seal failure is part of a bigger problem.

Fog between panes is one of the clearest signs that a window has failed in a humid climate.