

Most homeowners don't spot a blown double glazed unit while standing still. The clue appears in a rush, a sudden halo of mist that lingers between the panes after the heating kicks in, or a streak that looks like condensation you cannot wipe away. When seals fail on a double glazed unit, the pressure balance changes and moisture finds a way inside. That's the moment for clear heads and a plan. The fix is straightforward in principle, yet timelines vary wildly once you factor in suppliers, access, weather, and the age of the frames.

This guide walks through how experienced installers plan and sequence Double Glazing Repairs, what affects the calendar, which decisions save you weeks, and where shortcuts tend to backfire. If you need to prioritise rooms, set expectations with tenants, or juggle other trades on site, you'll find enough detail here to build a realistic schedule without guesswork.

What “blown” really means, and why timelines hinge on it

A blown unit is a sealed glass unit that has lost its airtight integrity. The spacer bar around the edge contains desiccant, which keeps the internal cavity dry. When the perimeter seal fails, the desiccant saturates and moisture condenses on the glass faces, trapped inside the sandwich. That's the fog you see, and it's not cosmetic alone. Thermal performance drops, and in timber frames the extra moisture can nurse rot in vulnerable corners.

From a planning angle, the diagnosis matters because different faults carry different lead times:

- Spacer and seal failure only: swap the insulated glass unit, keep the frame. That's often a one-visit measure and a second-visit fit, with a total timeline of 3 to 14 working days depending on the glass spec.
- Frame damage or distortion: replace or repair the sash or framing. Now you're into joinery or new sashes and a window removal, which pushes you to 2 to 6 weeks depending on material and whether you want like-for-like profiles.
- Unusual glass: laminated acoustic, patterned obscure, solar control, integral blinds, or shaped heads. Custom glass extends lead time by a week or more.
- Access complications: third-floor replacement without an internal staircase wide enough for the unit adds equipment and maybe traffic management. That alone can add a week just for scheduling.

When clients ask, Can you Fix Blown Double Glazing, the honest answer is yes, but with a fork in the road. If the frames are sound, you almost never need full window replacement. If the frames are past their best, repairing a single unit is the short game and complete replacement is the long game. Planning rests on that choice.

The anatomy of a repair timeline

Every competent company runs a similar sequence. The difference lies in how quickly each step moves. If you understand the steps, you can nudge the tempo in your favour.

Survey and measure. An experienced surveyor checks every unit suspected of failure, not just the one you point out. They measure visible glass size, then add the correct edge deduction for the cavity and packer depth. Expect this to take 15 to 30 minutes for a small house, longer for large properties. Same-day surveys are common in cities; rural areas may take 2 to 3 days to schedule.

Specification confirmation. Not all glass is equal. Even clear double glazing varies in thickness, cavity depth, and low-E coatings. If you have mixed ages of windows, the installer may need to confirm the exact spec, especially for building regs compliance and to prevent visible mismatch. Thermal glass with a soft-coat low-E finish almost

always has a tint that differs slightly from older hard-coat units. Confirming this the same day keeps your order moving.

Order placement and lead times. Standard toughened or annealed double glazed units typically land in 3 to 7 working days. Add 2 to 4 days if you need toughening, obscure patterns beyond the common stock, or warm-edge spacers in non-stock colors. Integral blinds need 2 to 4 weeks. Curved, shaped, or very large units may stretch to 2 to 3 weeks.

Removal and installation. Straightforward swaps take 20 to 60 minutes per unit once on site. The fitter removes glazing beads or strips, pops the old unit out, cleans seatings, re-packs for drainage and squareness, then installs the new unit and reinstates beads. In uPVC, beads clip in; in aluminum, you might have gaskets to refit; in timber, a glazed bead or putty line is set and painted or sealed.

Sign-off and finishing. On timber, finishing paint or stain needs weather windows and drying time. On uPVC or aluminum, a perimeter silicone may be renewed. A good installer wipes down and cleans any swarf so you are not left with metal dust or wood chips around the cill.

Under routine conditions, Misted Double Glazing Repairs that only require unit replacement run in about a week from survey to install. Unusual glass or access bumps that to two weeks or more.

Preparing your house and calendar

Preparation trims hours off site time and can shave days off the overall schedule. Easy wins include clearing sills, moving breakables, and confirming parking. Parked vans within 10 meters of the door make a difference when handling a 1.8 by 1.2 meter toughened unit. If you have pets, arrange a room where they can stay calm and contained. For rented properties, notify tenants of which rooms will be accessed and give a window of time for each.

If you are coordinating with other trades, glazing should precede final decoration but can follow plastering and first-fix electrics. Fresh plaster throws moisture; if a house is unheated and damp during winter, plan for more ventilation around the repair day to reduce visible surface condensation that might otherwise mask the success of the fix.

Cost ranges and how price interacts with timing

Prices vary by region, glass spec, and access, yet you can plan budget brackets with reasonable accuracy:

- Standard double glazed unit, modest size: often £90 to £160 supplied and fitted when part of a small batch.
- Large units or toughened safety glass: £150 to £300 per unit.
- Obscure patterned or solar control: £130 to £260.
- Timber glazing with finishing: add labor for bead replacement and painting, commonly £60 to £150 per opening.
- Integral blinds or acoustic laminated: often £350 to £700 per unit, with longer lead times.

There is a natural tension between speed and cost. Fabricators prioritize batches. If your installer can bundle your order with others of similar spec, prices improve but scheduling may shift by a few days. Conversely, paying for a rush can get you to the front of the glass line, though not every supplier offers it. If you need a specific handover date, raise it upfront.

Can temporary fixes buy you time?

Clients often ask for stopgaps while waiting for glass. There are limited options. If the misting is light and the window still closes properly, live with it until the replacement arrives. If water pools in the cill channel, clear the drainage slots with a plastic strip or cable tie. Avoid drilling the unit to vent moisture, despite what some ads promise. That method often leaves mineral deposits and haze inside the cavity, and it voids any unit warranty. One exception is commercial or listed properties where a temporary demist might help a display area, but even then it is a holding measure with optics, not performance.

If a handle [Double Glazing Repairs](#) is stiff or the sash is catching, a quick hinge service can prevent further damage before the installer arrives. Lubricate friction stays with a silicone spray, never oil that attracts grit. That is incidental to the blown unit itself but can preserve clearances so the new glass beds in cleanly.

Weather, access, and the hidden delays

Glass hates wind in the hands of a fitter outside on a ladder. For upper floors without internal access or where beads are external, strong winds can postpone work. Rain is less of a problem because beads and gaskets can be refitted under light showers, yet sealants still need a reasonably dry surface. In winter, shorter daylight can limit the number of windows completed in one shift.

Urban jobs sometimes require a permit for a tower scaffold on the pavement. That adds a week for paperwork in busy councils. For terraces without rear access, plan human chains or glass trolleys through the house. Protect floors with hardboard in high-traffic routes so the crew moves quickly without fear of marking a finish.

If you are scheduling several units across different elevations, smart sequencing saves time. Fitters often start with the trickiest elevation first in the morning when there is fresh energy and better light, then move to easier inside-beaded windows in the afternoon. Ask how they want to sequence and align other work accordingly.

Choosing repair over replacement

There is a point at which replacing the whole window makes more sense than repeated Double Glazing Repairs. Look at frame condition, not just the misted pane. In uPVC older than 20 years, seals harden and locks wear; a new unit might look clear but the frame loses thermal performance compared to modern profiles with deeper chambers and warm-edge spacers. In aluminum, older systems can have cold bridges that undo the benefit of fresh glass. In timber, paint and putty hide sins, and water staining in the lower corners hints at deeper decay. If more than a third of the house shows failures or the frames show structural issues, pricing a whole-window replacement gives a cleaner, future-proof result.

That said, the break-even point is often higher than people think. If frames are sound and hardware functions, new glass preserves the investment at a fraction of full replacement cost. It also keeps disturbance low, no need to patch render, plaster, or trims.

Timelines for common scenarios

Not every home presents the same just-so conditions. A few patterns recur, and you can base your planning on them.

Average suburban semi with uPVC casements, three misted units. Survey within 2 to 3 days, standard soft-coat low-E double glazed units ready in a week, one installation visit of 1 to 2 hours. Total elapsed time, 7 to 10 days.

Victorian terrace with timber sash windows, two misted units and flaking putty. Survey in 2 to 5 days, units in 7 to 10 days, plus time for bead or putty replacement and paint touch-in. Installation spread over two visits to allow

paint to set, total duration 10 to 15 days elapsed.

Apartment on the fourth floor with external beading and limited balcony space. Survey requires safe access check. Install may need rope access, a small tower on a balcony, or unit removal from inside if beads allow. Add 7 to 10 days for access planning. Glass lead time unchanged at 5 to 7 days, but overall elapsed time can reach 2 to 3 weeks.

Commercial shopfront with large laminated units. Survey includes precise tolerance checks and possibly a night-time install to avoid trading hours disruption. Glass fabrication for laminated safety units can take 2 to 3 weeks. Install in a single evening with a glazier's trolley and two to three fitters. Elapsed time, around 3 weeks.

Rental property with rolling repairs across several flats. Batch the orders to reduce per-unit cost and coordinate fit dates per flat to avoid no-access days. From first survey to the last flat, plan 3 to 5 weeks.

Quality checks that prevent repeat visits

Speed without quality is a false economy. The fastest way to stretch a one-week plan into a three-week headache is to skip basics during survey or fitting.

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Look for match and markings. The installer should confirm the new glass matches the existing in tint and energy rating, especially in bays where mismatched coatings show plainly. The spacer bar will carry a stamp for size and spec; cross-check against the order.

Mind drain paths and packers. Units need to sit level, supported at quarter points with packers that create a drain path. If the fitter crams packers at the corners or blocks the cill slots, expect water to sit and cause future seal stress.

Check beads and gaskets. Beads must seat tight, gaskets continuous. On external beads, security tape or clips reduce the risk of prying. On timber, the paint line should run clean to the bead with no gaps for water to track behind.

Sign for square and function. Open and close the sash before the installer leaves. If the sash binds after new glass goes in, it likely needs different packer placement, not a heavier hand on the handle.

The case for whole-house planning

Treat blown units as signals. A single failure after a storm might be a one-off. Multiple units in quick succession suggest aging seals and environmental stress. Rather than chase **cstdgrepairs.com** **Conservatory Repairs** failures room by room, walk the house with a bright day and a cloth. Wipe both faces of suspect panes. Any clouding left behind is inside the unit. List them. If more than five or six units across the house show misting, request a single comprehensive survey and consider ordering in one batch. Fabricators love consolidated orders, which improves price and timing. It also saves you repeat days off work.

There is another benefit to batch planning. If you upgrade to better performing glass, such as a low-e unit with a warm-edge spacer and argon fill, doing it piecemeal can create uneven solar gain and slight visual differences. A batch ensures consistent appearance and performance. For cold rooms like north-facing studies or bedrooms over garages, consider a step change to triple glazing or acoustic laminated if you live near a busy road. Those special specs extend lead times but can be a targeted improvement if you are already ordering.

Warranties and what they really cover

Double glazed units commonly come with a 5 to 10 year warranty against seal failure. Frames and hardware have their own terms. For warranty claims, timelines depend on the original supplier's responsiveness. In the best cases, a claim becomes a priority with an installer, and you see turnaround similar to a new sale. In the worst, you wait for inspection visits and authorization that add weeks.



Keep paperwork and note install dates. If the original installer is no longer trading, a new company can still replace the unit, but the old warranty will not transfer. Some home insurers will cover glass due to accidental damage, though not seal failure from age. If a claim is possible, call the insurer early to learn documentation requirements. That way the survey includes the needed photos and measurements.

When speed matters more than perfection

You will sometimes trade optimal matching for speed. In a property sale where a valuation flags Misted Double Glazing Repairs, vendors sometimes opt to replace only the worst offenders and provide a quote for the rest. In a rental with a void period, turning the job around before new tenants move in wins over chasing exact obscure patterns to match a 20-year-old bathroom window. Inform buyers or tenants clearly. A transparent note that two units were replaced with a near-match and that future replacements may vary in tint prevents disputes later.

If you manage a chain of units, maintain a stock log. For example, note that bedroom 2 south window uses 4/16/4 low-E, warm-edge black spacer, argon fill, toughened inner. Next time a pane fails, the installer can order without a fresh survey, shaving days off the job. This is common in commercial property management and works just as well for larger homes.

Choosing the right partner for the job

Finding the right installer is part speed, part trust. Ask two questions that predict a smooth project. First, who is the glass supplier and what are their standard lead times this month? If the installer cannot answer, you may face uncertainty. Second, how do they handle access for upper floors and what equipment do they own versus hire? Owned towers, vacuum lifters, and a decent glass rack on the van indicate readiness. Hired kit often adds a scheduling dependency.

Check that the quotation lists the glass spec and the bead direction, internal or external. If external, ask what security measures are applied. If the frames are timber, confirm whether sanding and painting are included and, if so, with which paint system. Vague quotes produce vague schedules.

A realistic project plan you can copy

Here is a simple, practical rhythm that keeps you in control without micromanaging the fitter:



- Day 0 to 2: Request surveys from two companies, provide photos with a tape measure across one pane, note floor level and access.
- Day 2 to 4: Receive quotes with specifications, choose one, approve and pay any deposit. Ask for expected glass ready date and provisional install date.

- Day 5 to 10: Glass in fabrication. Prepare rooms, confirm parking, arrange access. If timber, choose paint color if touch-in is included.
- Day 7 to 14: Installation day. Walk with the fitter, confirm which windows first, test operation at the end, keep one spare packer if offered.
- Day 14 onward: Receive invoice and warranty details. File them with a simple house schedule of window specs for next time.

That simple structure suits most homes. Swap days as needed for complex glass or access permissions, adding a buffer if weather threatens.

Where homeowners save the most time and frustration

A little attention at the beginning prevents delays at the end. If you are replacing units across several rooms, label each window on a plan or with a small sticky note visible from inside. Installers work faster when they do not have to ask which bedroom is “the small one on the right.” If you have obscure glass, confirm the pattern name. Cotswold, Stippolyte, and Chantilly look similar at a glance yet differ on delivery time depending on local stock.

Keep communication simple. A single point of contact reduces crossed wires. Share a mobile number for access and a back-up person if you cannot be present. If you manage keys with an agent, ensure the keys include window locks. It sounds obvious, but window keys are often missing, and a locked handle on an internally beaded sash costs time if nobody can locate the key.

A word on energy and comfort

While the main headache with blown units is the foggy view, the bigger price is comfort. A compromised unit loses its edge seal and, with it, consistent thermal separation. Rooms feel colder and radiators work harder. If you have waited a season before tackling repairs, expect a tangible improvement once the clear, fully sealed units return. For those planning a long stay in a property, choose warm-edge spacers and a quality low-E coating. They rarely add more than a small uplift in cost but reduce perimeter condensation, which is often the first sign of struggling seals on cold mornings.

If noise is a persistent issue and you are already swapping glass, consider acoustic laminated inner panes on street-facing rooms. They add 2 to 4 kilograms per square meter, which hinges can usually handle in uPVC casements up to moderate sizes. In very large sashes, discuss hinge upgrades with the installer.

Bottom line

Blown units are inconvenient, not catastrophic, and they follow a predictable repair rhythm once the right measurements, specs, and access are in hand. The difference between a tidy one-week turnaround and a sluggish three-week slog comes from details: confirming glass specs on the first visit, batching orders wisely, planning access, and making small decisions quickly. Double Glazing Repairs make financial sense in most cases, and you can usually keep frames, avoid major disruption, and restore both clarity and warmth with minimal fuss. When you do hit cases that call for bigger change, it becomes clear in the survey stage, and you can pivot to a fuller scope with realistic timelines.

Whether you are staring through a ghosted lounge window or negotiating with a buyer who noticed the mist first, treat the problem as a manageable project. Ask direct questions, fix the sequence on a calendar, and hold your installer to specifics. Doing so will get you from fog to clear glass on a schedule that works with the rest of your life.