

Should I Repair or Replace My Window?

A practical guide for Central Minnesota homeowners



WHAT YOU'RE NOTICING	WHAT'S GOING ON	WHAT TO DO		WHAT IT COULD COST
Fog or haze between the panes	Seal failure or broken double pane glass. Moisture has gotten into the insulated glass unit. The frame is often fine.	 Repair		\$150–\$300
Draft you can feel but glass looks intact	Likely weatherstripping, hardware, or frame settling — not the glass.	 Repair		\$75–\$175
Sash sticks in summer, fine otherwise	Wood frames expand with humidity. May not need any repairs, unless there's a major issue.	 Repair		\$0–\$125
Single cracked or broken pane, frame intact	Glass damage only for a single pane. Example would be a storm window or with historic properties.	 Repair		\$100–\$250
Frame is warped, rotting, or soft to the touch	Structural frame damage — glass replacement alone won't fix it.	 Replace		\$400–\$900
Multiple windows failing at the same time	Age or systemic issue. Repair makes sense if the frames are in good shape. If frames are not in good shape, then consider replacement.	 Repair	 Replace	Repair: \$150–\$300 Replace: \$500–\$1,200 per window
Small crack that hasn't gotten worse	Thermal stress from MN winters and summers will spread it. Can be repaired unless the frame is bad.	 Repair		\$150–\$300
Windows original to a pre-1990 home	Likely at or past end of useful life.	 Get an assessment		
Energy bills up, windows suspected	Could be seal, coating, or frame — needs diagnosis.	 Get an assessment		
Condensation on the interior glass surface	Usually a home humidity issue, not a window problem.	 Get an assessment		
One window always colder than the rest	Possible failed seal or degraded low-emissivity coating, even without visible fog.	 Get an assessment		

Estimates vary by window size, type, and condition. Call for a free assessment.

Questions? Call 320-251-1900 for a free assessment — no obligation.

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