

GHOSTING – THERMAL BRIDGING



Description: Darker areas/spots showing up on the surface following the framing lines behind. Below Left photo - wall framing showing up. Below Right photo - fixing head areas showing through the polystyrene cladding.

Probable Cause/s: Ghosting (thermal bridging) is caused by either the framework, or fixings (nails/screws) being colder than the surrounding surface due to a heat sink effect. The immediate underlying area is less insulated in comparison to the area directly next to it. This can cause damp air to condense on the colder area (above frames/fixing heads) with the result being darker areas that follow the pattern of the framing. As seen below, you can notice the heads of the fixings in the polystyrene sheets under the plaster, which, because they are metal, are even colder and more prone to becoming a condensing surface. This is seen on exterior cladding just as much as interior linings. Typically, the condensation can cause more dirt to adhere to the surface, and more surface moisture, causing a colour change, thus creating irritating lines or spots on the surface.

Prevention: Follow correct building/cladding and fixing guidelines. To reduce ghosting on inside surfaces, eliminate indoor air particulates e.g., stop burning candles, coal/firewood or incense, and control relative humidity (inside) by maintaining a level of below 60 % humidity during the colder months of the year.

Remedy: If staining is developing in larger patterns, this indicates the wall, or ceiling, may not be insulated correctly, or that the fixings need to be insulated with special insulation plugs. The repair, in any case, will require that the wall or ceiling is opened up and insulated in a better way, by certified builders/plasters who understand the issue.



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