

Redesign: Many certification programs available in North America

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account the room's occupants, uses, focal point(s) and unique architectural details. The redesign project day is scheduled, typically while the homeowner is away at work, as this maximizes the "wow factor" for the client upon his return home.

On project day, the redesigner, with or without an assistant, transforms the space. Many redesigners work in teams; moving furniture around is a labor-intensive business and not as glamorous as it looks on TV.

To start, the room is cleared of all furnishings and accessories. Starting with a clean slate is key. Accounting for scale, texture, color and balance, furnishings and accessories are rearranged and displayed in ways that maximize form, function and reflect the homeowners' sense of style. Decluttering, rearranging and highlighting focal points and unique items pulls the room together in only a matter of hours and for a much smaller financial investment than traditional decorating and design. And that's the appeal.

"The redesigner was very hands-on and efficient, moving furniture, hanging artwork and window coverings and making the space look great with what we already owned," Vaught said. "I would recommend that anyone with a new home, or who is out of ideas for their space, hire a redesigner," she said.

Everyone knows the value of a second opinion, and redesign brings a quick, affordable update to almost any room in the house. With the average room makeover ranging from \$200 to \$500, redesign offers an attractive alternative for those in search of a fresh look.

"I brought in a redesigner to help me with my family's guest house," said Caroline Russell, a Realtor at Sotheby's International Realty in Santa Fe. "I was overwhelmed by where to start with the project of decluttering, rearranging, and making the

things we already had feel new again. In just a matter of hours, the space was transformed into a calm, peaceful setting," Russell said.

According to Vaught, who researched redesign before moving back to New Mexico from the Washington, D.C., area, "By working with a redesigner when we moved into our new home, we accomplished more in a few hours than I would have in months trying to get it done myself."

Licensed designers

The redesign industry has recently evolved, and various certification programs are available in North America, including IRIS and IRN. Unlike the profession of interior design, there are no formal licensing requirements for interior decorators and redesigners in New Mexico.

Under state regulations, only licensed designers who have passed the National Council for Interior Design Qualification (NCIDQ) exam can legally identify themselves as interior designers. This helps protect consumers, as there are significant differences between the required knowledge of architecture, electrical and plumbing systems that a designer needs to obtain a license and the knowledge, experience and talent a decorator and redesigner need to create a welcoming room. Each designation has its merits.

Ready to hire a redesigner? Ask friends and colleagues for a referral. Or look in the phone book under interior decorators. Many redesigners and decorators offering redesign services indicate such in their advertisements. Many redesigners also offer other services, including real-estate staging, home enhancement and professional organizing.

Online resources include the following Web sites where you can search by state and city:

- ◆ www.WeRedesign.com
- ◆ www.InteriorRefiners.com



Heather Wood/For The New Mexican

Stephanie McDaniel of Albuquerque, a Havens for Healing recipient, enjoys her room makeover with husband, Dillon.

Redesigners help with Havens for Healing

To ensure that women in treatment for ovarian cancer have comfortable rooms in their homes in which to focus on rest and wellness, interior redesigners such as Heather Wood are volunteering their time and talent to create "Havens for Healing."

The Havens for Healing program is a partnership between two national organizations — Interior Redesign

Industry Specialists and the National Ovarian Cancer Coalition. Women selected to participate in the program receive a complimentary consultation with a redesign specialist, as well as furniture placement, the rehanging of art and accessorizing with existing possessions. Emphasis is on transforming a room into a healing environment that is balanced,

harmonious and individualized to each woman's preferences.

If you are an ovarian cancer survivor who lives in the Santa Fe area, or know of someone who would be interested in the program, contact Heather Wood at 690-2685 or send an e-mail to heather@housemiracles.com.

The New Mexican

◆ www.InteriorRedesignDirectory.com.

When you interview potential candidates, ask what type of training they've had and other related experience; look at port-

folios or photos of their work; and find out if they carry liability insurance.

And the next time you're channel surfing, take a look at one of the TV shows highlight-

ing redesign. You might be surprised at the radical transformations that can occur in a matter of hours. After all, seeing is believing.

Heather Wood, IRIS, NAPO,

is an IRIS-certified Redesigner/ Stager and the proprietor of Casa Milagros Interiors. She can be reached at 690-2685 or through her Web site at www.HouseMiracles.com.

Earth-friendly way to do windows

By Ken Hoyt

From Natural Home & Garden magazine

Few things make a home look more welcoming than clean windows. Most conventional window sprays contain harmful chemicals such as ammonia. Try this nontoxic recipe:

- 2 tablespoons white distilled vinegar
- 2 quarts water
- 2 small buckets
- 1 squeegee
- Clean, lint-free cloths
- 1. Fill the buckets with warm

water.

2. Add the white vinegar to one of the buckets and agitate to mix. (The clear water will be your rinse.)

3. Apply the cleaning solution with a cloth — which you will use only for that task — and start at the top of the window, working from side to side as you clean. Let stand for a few seconds and rinse with a separate cloth dipped in the clear water.

4. Immediately use your squeegee to remove the water. You will have the least drippy

windows if you wipe the squeegee blade with a dry cloth after every pass.

Window-washing tips

The spray-and-wipe method has become the norm for maintaining them, but by taking a cue from professional window cleaners, you can keep piles of paper towels out of the landfill.

◆ Never wash windows on a bright day or when the sun has preheated the window. You'll be constantly fighting glare and streaks.

◆ To clean corners, use a

toothbrush or cotton swab.

◆ In winter, a few tablespoons of rubbing alcohol in the water will keep it from freezing to the window.

◆ Crumpled-up newspaper is terrific for rubbing away streaks.

◆ If you squeegee from side to side on the window's inside and up to down on the outside, you can easily identify which side the streak is on.

(Excerpted from Natural Home & Garden magazine. Read the full story at www.NaturalHomeAndGarden.com.)



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Ken Hoyt/Natural Home & Garden

Travis: Take a cue from the Italians, paint stripes

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bedroom. I'd like to paint our room a deep red but don't want to go all the way to the peak. How can I stop at the normal wall line, which we do have on one wall, all the way around and have it look OK? And what color would I paint the ceiling? Should I put a shelf or border around? Thanks. — Anna

Answer: The top of the wall separating the bedrooms is a natural stopping point. You could put up a 1-inch strip of molding around each room at that height. Or why not take a cue from the way the Italians traditionally paint their homes? To demarcate their spaces, instead of costly moldings, they apply painted stripes. For example, in your loft bedroom the ceiling would be white, then a 1-inch stripe at the top of the wall height masked off and painted red, then another space left white, then the red walls. You could follow this same pattern in the other bedroom. It's a

unifying technique that allows you to move between contrasting colors on a large, uninterrupted surface.

Question: We are moving to Arizona, and every house we look at has textured white walls. Do you have any suggestions on how to warm up the walls and not lose the look of the texture? — Valerie

Answer: Textured plaster walls typify the Southwest style, and white is a common choice to beat back the heat. You can add warmth with a soft ochre glaze. First seal the plaster walls with a good paint primer. Then roll the glaze over the plaster, making sure you get full coverage. While the glaze is still wet, rub the surface with a cloth just like you were washing the walls to remove much of the color, but leaving glaze behind in cracks and crevices to highlight the texture.

Contact Debbie Travis at house2home@debbietravis.com.

THE NEW MEXICAN'S LOCAL MORTGAGE RATES

LENDER	30-YEAR RATE*PTS/APR	15-YEAR RATE*PTS/APR	ARMS RATE*PTS/APR	30-YR FHA/VA RATE*PTS/APR	15-YR FHA/VA RATE*PTS/APR	30-YR JBO RATE*PTS/APR	15-YR JBO RATE*PTS/APR	ADDITIONAL PROGRAMS
Admiral Mortgage, LLC 505-983-4512	5.875+0+0 5.625+0+.75	5.75+0+0 5.375+0+1	6.125+0+0 (30 year int only)	5.875+0+0 (20 year)	1.9+0+0 (option ARM)	6.125+0+0 5.875+0+.75	5.875+0+0 5.625+0+1	Call for immediate quote.
Anasazi Mortgage 505-995-8888	5.875+0+1 6.125+0+0	5.375+0+1 NQ	1.00+0+1 (MTA Start Rate)	NQ	NQ	6.125+0+1 6.375+0+0	5.5+0+1 5.75+0+0	Is your mortgage ARM d (adj rate mtg) and DANGEROUS? Call us for solutions!!
Home Buyers Mtg Co. 505-986-9080	5.75+1+1 6.125+0+0	5.375+1+1 5.875+0+0	5.0+1+1(3Y) 5.75+0+0	5.75+1+1 6.125+0+0	5.375+1+1 5.875+0+0	6.0+1+1 6.375+0+0	5.625+1+1 6.125+0+0	CALL now for great rates.
Quest Mortgage Corp. 505-984-8855	5.625+0+2 6.125+0+0	5.500+0+2 6.00+0+0	5.625+0+1 (5/1 ARM)	5.75+0+2 6.250+0+0	5.625+0+2 6.125+0+0	6.00+0+2 6.50+0+0	5.875+0+2 6.375+0+0	Great service and great rates, call now.
Thornburg Mortgage 505-989-1900	6.250+1.875 *3/1 ARM	6.125+1.875 *5/1 ARM	6.625+1.875* 1 year*	6.25+1.875 *7/1 ARM	6.375+1.875 *10/1 ARM	6.75+1.375* *1 mo	6.750+1.375* *6 mo	Nationwide Lender based in Santa Fe Interest-only payment option at no extra charge.

Weekly Mortgage News

McLean, VA — Freddie Mac (NYSE:FRE) today released the results of its Primary Mortgage Market Survey (PMMS) in which the 30-year fixed-rate mortgage (FRM) averaged 6.17 percent with an average 0.4 point for the week ending April 5, 2007, up slightly from last week when it averaged 6.16 percent. Last year at this time, the 30-year FRM averaged 6.43 percent. The 15-year FRM this week averaged 5.87 percent with an average 0.5 point, up slightly from last week when it averaged 5.86 percent. A year ago, the 15-year FRM averaged 6.10 percent. Five-year Treasury-indexed hybrid adjustable-rate mortgages (ARMs) averaged 5.92 percent this week, with an

average 0.6 point, up from last week when it averaged 5.88 percent. A year ago, the 5-year ARM averaged 6.11 percent. One-year Treasury-indexed ARMs averaged 5.44 percent this week with an average 0.6 point, up slightly from last week when it averaged 5.43 percent. At this time last year, the 1-year ARM averaged 5.57 percent. (Average commitment rates should be reported along with average fees and points to reflect the total cost of obtaining the mortgage.) "Mortgage rates have remained within a narrow band of 0.1 percentage points over every week in March," said Frank Nothhaft, Freddie Mac vice president and chief economist.

"This relative stability is due to mixed economic data releases as to how strong the economy is and whether future inflation will recede. One bright spot this week came from an unexpected increase in pending home sales for February, which suggests the housing market is still healthy. "Looking forward, the upcoming March employment report and producer price index should offer further insight into the current state of the economy and give us an idea where interest rates are headed in the future."

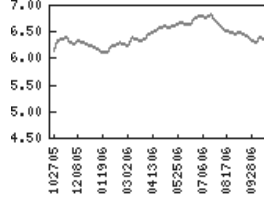
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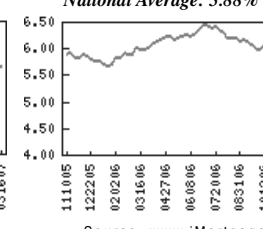
30-year mortgage

National Average: 6.16%



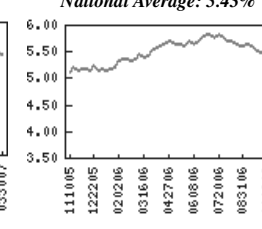
15-year mortgage

National Average: 5.88%



1-year ARM mortgage

National Average: 5.43%



Source: www.iMortgageGuide.com



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Home services?
More stuff?

SantaFeNewMexican.com