

Outdoor Living
Awnings & SunRooms
Hardscapes & Structures

Lifetime Exteriors
Windows & Sidings
Doors & Roofing

**MILANESE
REMODELING**

MILANESE REMODELING INC

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PA Contractor Registration #12670

You are considering improving your home by adding a retractable awning to provide cool shade from the sun and protection from the rain. If you also want to let the sun in the house in winter or see the stars at night, the KE Durasol GENNIUS windproof and rainproof retractable roof is the perfect solution.

Adding a GENNIUS will protect you, your guests and your furniture from rain and sun, so you can have outdoor fun whenever and however you want. When you need protection from the heat of the sun or a driving rain, you and your guests will be cool and dry. You can retract the roof at the touch of a button when you want sunlight in the house or a view of the stars at night. Either way, the elegant European design of your GENNIUS will always look great!

Milanese has the experience, training and integrity to make this project fun and easy for you. Since 1957 over 25,000 property owners have trusted the Milanese family to improve their Outdoor Living. This proposal defines the materials we will use, our installation methods, the warranty you will receive, your price and the payment schedule for your remodeling project. Milanese Remodeling does maintain a four-million dollar general liability insurance policy to protect you and your property. All of the installers Milanese Remodeling employs are professionally trained and fully covered by worker's compensation insurance. Milanese Remodeling is a member in good standing of the Better Business Bureau and both the Western Chester County and Chester County Chambers of Commerce. We are the Daily Local News Readers First Choice for Remodeler.

Thank you for giving me the opportunity to be of service to you. Your signature and deposit will allow Milanese Remodeling to begin your project... I look forward to making this project fun and easy for you.

Sincerely,

Mark Milanese

Mark Milanese, Owner

MILANESE REMODELING INC

**EXTERIORS - WINDOWS DOORS SIDING ROOFING
OUTDOORS - AWNINGS SUNROOMS PATIOS STRUCTURES**

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The GENNIUS “Better Outdoor Living Space”

Milanese Remodeling will improve your home with the installation of
The KE Durasol SunStructure – GENNIUS A2c

Italian Style. European Engineering. American Made. Milanese Installation



ELEGANT

Italian Style

*GENNIUS is the perfect addition
for the discerning homeowner
seeking fine outdoor living.*

SMART

European Engineering

*The Only Retractable Roof
Able to keep you cool and dry...
Even in high winds!*

CUSTOM

Made in America

*You select the Size, Style & Color
to fit Your Tastes and Needs
Your GENNIUS is Custom Made
By KE Durasol, Chester, NY,
USA*

PROFESSIONAL INSTALLATION BY **Milanese Remodeling**

Milanese has specialized in Custom Sun Control Solutions Since 1957
Milanese Remodeling has installed over 6,000 Durasol Awnings Since 1988
You can rest assured you will receive the highest quality professional installation
Fully insured, licensed, Better Business Bureau member

Smart... Strong... Good Looking... GENNIUS

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GENNIUS is the World's Most Advanced Retractable Awning

We've combined the beauty of a pergola and the flexibility of a retractable awning

To give you the coziness of a covered porch and the comfort of a room addition

The GENNIUS stands up to the wind & keeps you cool and comfortable...

Even in the brightest sunshine and the heaviest rainfall

The GENNIUS will enhance any space - from the smallest deck to the largest patio

European Engineering and Italian Style... Better Outdoor Living in America

Standard Features:

- Windproof up to 125 mph
- Rainproof – Fully Integrated Rainwater Management System
- Retractable Roof System
- Triple Membrane Fabric:
 - ⌘ Blocks 100% of harmful UV rays
 - ⌘ Eliminates visibility of dust, droppings and debris



The Durasol Awnings GENNIUS SunStructure
Sleek and Elegant European Design
Protect Your Outdoor Fun from Rain and Sun ...
Even During Heavy Winds

Size Availability:

- Width dimension: Unlimited
- Projection dimensions:
 - ⌘ Sloped up to 26'3"
 - ⌘ Gable up to 46'7"



Options Available:

- Retractable Walls:
 - ⌘ Clear Windows
 - ⌘ Sun Screens
 - ⌘ Insect Screening
- Integrated Lighting System
- Integrated Audio System
- Life Size Projection Television
- Infrared Heat

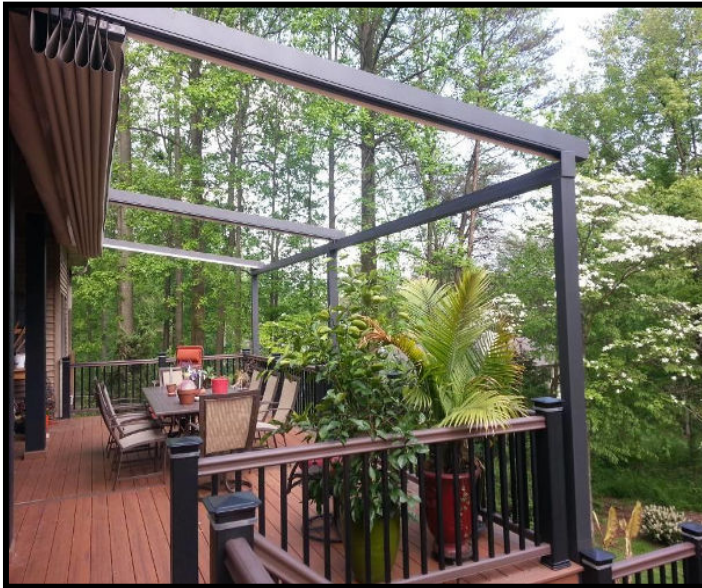
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GENNIUS...

The Rainproof, Windproof, Retractable Roof



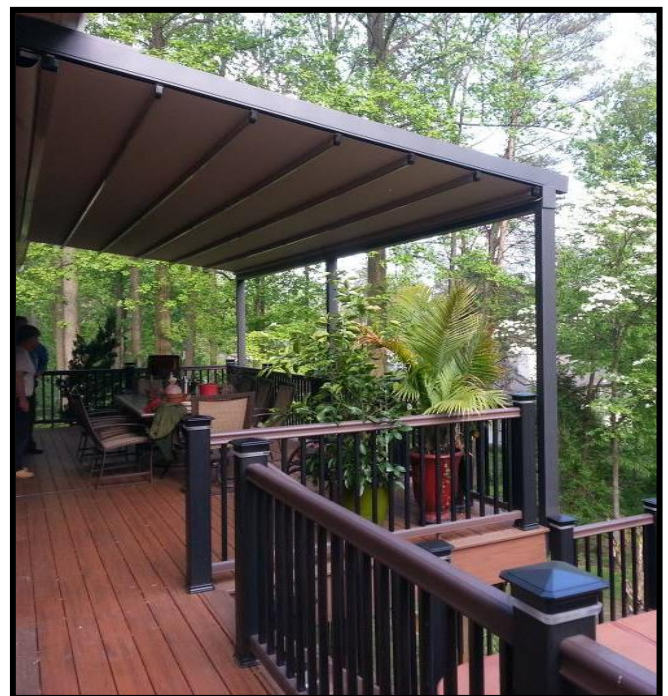
The GENNIUS A2c starts with a chic and stylish pergola frame design that is strong, durable, smart and very functional.

The traditional "Pergola" garden structure has been redesigned to provide the greatest outdoor living enhancement with the most advanced operating system ever offered.

The frame provides the strength to withstand high winds in very large sizes and an integrated rainwater management system.

The columns are downspouts, the beam is a rain gutter and the rafters are a fabric guiderail support system for the fabric.

The results are an attractive structural framework with the aesthetic appeal of a traditional pergola and European engineering of the ultimate awning.



THE BENEFITS of SUPERIOR FABRIC:



Be Cool and Dry

Even when the wind blows!

The fabric in the GENNIUS roof is a Strong & Durable Triple Membrane just like that used in many stadiums and outdoor entertainment venues for their retractable roof.

It is 100% Blackout to block sun and damaging UV Rays while hiding dust, droppings and debris from above.

- ✓ The blackout fabric blocks 100% of damaging and uncomfortable UV light and heat.
- ✓ Dust and debris that settles on top of your roof will not show through on the underside because "blackout" fabric prevents the visibility of shadows from environmental pollution.
- ✓ The bottom layer is textured to create a naturally appealing aesthetic for your ceiling
- ✓ Any debris, dust or dirt cannot be seen from below.
- ✓ The fabric selected for your roof is 100% *waterproof*.
- ✓ The fabric is continuously welded by a special manufacturing process to create a seamless roof cover. It is never sewn during fabrication and keeps all rainwater off your head.

THE BENEFITS of SMART FRAME DESIGN: You'll be safe in the storm...



The beautiful pergola frame gives GENNIUS the strength to be windproof AND retractable. GENNIUS covers the largest patio without interior columns, with a complete rain water management system - No "waterfalls" of rain to erode landscaping or splash back onto you, your guests or your outdoor living furnishings.

*Selection & Price Guide for Your
Durasol Awnings GENNIUS SunStructure Awning*

<u>Product Selection</u>	
Frame Design	A2c
Frame Color	
Purlin Color	
Fabric Type	
Fabric Color	
<u>Size Selection</u>	
Width	Infinity
Projection	Infinity
<u>Price List</u>	
Awning	
Protective cover	
Motor	
Manual override for motor	
Electrician's fee to hardwire motor	
Total for all above*	

*ADDITIONAL OPTIONS AVAILABLE...

- Lighting System
- Sound System
- Television Outside – Two Lifesize Projection Screen or SkyVue Flat Panel
- Retractable Walls:
 - Clear windows
 - Insect Screen
 - Solar Screen

PROTECT YOUR OUTDOOR LIVING... For a LIFETIME!

DURASOL AWNINGS PROTECTS YOUR INVESTMENT WITH THE INCLUDED

LIFETIME WARRANTY



KE DURASOL
AWNINGS®
Your Total Shading Solution

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MEET
MR MILANESE

Mr Milanese Makes Remodeling Projects EASY & FUN!

I make Remodeling EASY!

Call me... (610) 384-5820

I can... Make your project Fun!

Visit me at my Showroom at 50 Broad Street in Coatesville

“GENNIUS Options”

Milanese Remodeling, at your request, can provide you with many additional options. The specific options we discussed are:

1) *LIGHT...*



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Light System for the GENNIUS specified in this contract.

Milanese Remodeling can substitute “LED Light Profiles” for every other alternating “Standard Profile Rail”. Your lighting profile rails will feature LED light fixtures and Interior wall mount controls.

2) *SOUND...*



Sound System for the GENNIUS

Milanese Remodeling can substitute “Music Profile Rails” for every other alternating “Standard Profile Rails. Your Music Profile rails will feature high fidelity audio speakers and interior controls that allow any MP3 player to provide evenly distributed high quality sound at your choice of volume. Sound quality will maintain consistently high quality regardless of whether you choose low decibel background music for romantic dinnertime ambience or high decibel sound for a party atmosphere.

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3) **TELEVISION - TVO - LIFE-SIZE OUTDOOR PROJECTION**



120" OUTDOOR PROJECTION TELEVISION

TVO - Television Outside is a combination of products designed to allow for Lifesize Outdoor enjoyment of any visual media you can currently view on your current TV, computer or gaming device. Watch Movies, your favorite TV shows and Sports outdoors on a 120" Television Projector screen. Enjoy browsing the internet and Gaming outside... Entertainment outdoors begins with TVO – Television Outside.

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Television Outside all starts with a Retractable Projection Screen stable a proprietary reflective silver fabric with “Zipper” sides that ride in tracks to keep the fabric stable. You can simply set up any projector when you want and move it inside after each use to avoid damage, or choose to invest in the TVO Projector Case to protect your choice of Casio Greenslim projectors*.

Start Living Outside with Television Outside

Authorized Property Owner Signature: _____

Authorized Property Owner Signature: _____



OPTIONAL - RETRACTABLE WALL SYSTEMS:

Create a “retractable room” by selecting integrated retractable walls available in a variety of styles and fabrics... Retractable walls can easily be added directly to the front of your GENNIUS. Side retractable walls will be positioned below a permanent fixed fabric gable wing. Retractable walls can operate manually with a gear and a removable handle, or can be motorized and operate by remote control.

- **Window Walls** - Add clear fabric “window” walls to protect against windblown rain and control temperatures.
- **Sun Screens** - Select individual areas to install retractable solar screens in to reduce solar infiltration below the roof in setting sun.
- **Insect Screens** - Make a retractable insect screen enclosed room by adding retractable insect screening for the entire perimeter of your

This proposal for your “*Milaneese Remodeling Better Outdoor Living Space*” will improve your outdoor living environment for you to better enjoy your property. Expanding and improving your outdoors also adds value to your property. This proposal thoroughly defines the materials we will use, our installation methods, the warranty you will receive, your price and the payment schedule for your remodeling project.

MORE OPTIONS FOR OUTDOOR LIVING FUN...

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Milanese Remodeling will install your choice of the following Milanese Remodeling offered Optimal Outdoor Living products:

- ✓ **Outdoor Essentials** - Kitchen, Wet Bar, Dry Bar, Built-in Seating
- ✓ **Fire & Water Features** –Fire Place, Fire Pit, Pizza Oven, Waterfalls
- ✓ **HardScapes** - Paver Patio, Walkways, Walls & Features
- ✓ **More Fun Stuff** – Outdoor Television, Wet Bar, Dry Bar
- ✓ **Custom SunRoom** – Patio Room, Screen Room, Porch Enclosure
- ✓ **Elevated Decks** – Cardinal Decking, Vinyl or Aluminum Railing
- ✓ **Custom Outdoor Structure** – Gazebo, Pavilion
- ✓ **Retractable Awnings** – SunStructure, SunShelter or SunCassette
- ✓ **Fabric & Structures** – Pergola, GENNIUS, Pinnacle, Tempo, Cabana
- ✓ **Stationary Fabric Awning** – WeatherMaster3, WeatherMaster4