



AFTER-INSTALL CARE GUIDE

Caring for Your Estate 84 Lawn

Congratulations on your new lawn. Estate 84 is our luxury flagship turf, built for pool surrounds, estate grounds, and primary entertaining spaces. A few minutes of simple care keeps it full, upright, and looking like install day for years to come. Keep this guide handy and reach out any time you have a question.

YOUR TURF

Estate 84 · 84 oz face weight · 2.0" pile · Soft-touch PE fiber · Heavy PU backing · Envirofill infill at 1.75–2.0 lbs/sf (HydroChill or Greenplay Cork at pool surrounds)

SETTLING IN

The First 30 Days

WHEN	WHAT TO DO
First 24 hours	Keep foot traffic light. Seams and perimeter edges are bonded with TEC 149 adhesive and continue curing after the crew leaves. Hold off on putting loungers, patio furniture, or grills back on the lawn.
First 2 weeks	You may see some sand on the surface. This is normal as the infill settles down into the thatch. Brush it back in with a stiff synthetic broom; do not sweep or blow it off the lawn.
First 30 days	Walk the lawn and look for any flat spots, lifted edges, or visible seams. Call us and we will re-brush, top off infill, or re-secure the area at no charge.
Any time	Keep sprinklers aimed away from the turf where possible. Hard-water overspray and runoff from beds can leave mineral spotting and carry mulch or soil onto the surface.

YOUR TO-DO LIST

Routine Care Schedule

HOW OFTEN	TASK	WHY IT MATTERS
Weekly	Blow off leaves, twigs, and debris with a leaf blower on low, held at an angle. Pick up anything the blower misses.	Organic debris breaks down into soil that feeds weeds and traps odor.
Every 2–3 weeks	Brush high-traffic areas (pool deck paths, lounge areas, around patios) with a stiff synthetic broom against the grain to lift the fibers.	Estate 84's 2.0" pile looks fullest when it stands upright; foot traffic lays it down over time.
Monthly	Rinse the lawn with a garden hose. Brush the full lawn in two or three directions. Walk the edges and seams and look for lifting or loose spots.	Removes dust and pollen and keeps the infill evenly spread.
Hot days	A quick rinse with the hose before use cools the surface. HydroChill and cork infills cool best when they are damp.	DFW summer sun heats any synthetic surface; water brings it down fast.
Each season	Pull any weeds along the perimeter by hand. In fall, blow leaves off more often (twice a week during heavy drop). After storms, clear debris and keep pool deck drains open.	Fall leaf drop and spring pollen are the two biggest maintenance seasons.
Annually	Schedule a Green Guard professional service: deep power-brush, infill check and top-off, seam and edge inspection, and pool coping check.	Restores a like-new, upright finish and protects your warranty.





PROTECTING YOUR SURFACE

Do's and Don'ts

DO

- ✓ Use a stiff synthetic broom or plastic-bristle brush, brushing against the grain.
- ✓ Rinse spills right away with water; use mild dish soap for anything sticky.
- ✓ Pick up pet waste promptly and hose the spot down.
- ✓ Lift and carry furniture, coolers, and equipment instead of dragging them.
- ✓ Put pads or wide feet under loungers and heavy furniture; move them now and then.
- ✓ Keep grills, fire pits, and heaters on a pad or patio, well away from the turf.
- ✓ Rinse pool splash-out areas with fresh water after heavy swim days.
- ✓ Call us before adding any infill so it matches what was installed.

DON'T

- ✗ Use wire brushes, metal rakes, or a pressure washer at close range.
- ✗ Use solvents, bleach, petroleum products, or harsh weed killers on the turf.
- ✗ Drop cigarettes, fireworks, or hot ash anywhere near the surface.
- ✗ Drag furniture or park vehicles, mowers, or trailers on the lawn.
- ✗ Pull up or trim glued edges or the pool coping seal. Call us if an edge lifts.
- ✗ Store or mix pool chemicals, chlorine tablets, or acid on the turf.
- ✗ Drive stakes, staples, tent pegs, or nails through the turf.
- ✗ Let leaves or mulch sit for weeks. Decaying debris is what grows weeds.

HEAT WARNING: REFLECTED SUNLIGHT

Energy-efficient (Low-E) windows, glass doors, and shiny surfaces can focus sunlight onto turf and melt or distort the fibers. If you notice a shiny streak or a warped patch near a window, let us know right away. A screen, film, or awning usually solves it.

CLEAN-UP

Quick Fixes for Spills & Stains

SPILL OR ISSUE	WHAT TO DO
Drinks, food, sunscreen	Blot, then rinse with water. For sticky residue, use a mild dish soap and water mix, then rinse well.
Gum, sap, crayon, wax	Harden with an ice cube, then gently lift off with a plastic scraper. Do not cut the fibers.
Pet waste	Remove solids, then hose the area thoroughly. A pet-safe enzyme turf cleaner helps with odor.
Oil, grease, paint	Blot immediately with paper towels and call us. Do not use solvents.
Weeds at the edges	Pull by hand. Weeds root in debris on top of the turf or at the perimeter, so regular blowing prevents most of them.

15

YEAR
MATERIAL

2

YEAR
LABOR

YOUR WARRANTY

Your Estate 84 lawn carries a 15-Year Material Warranty and a 2-Year Labor Warranty. Coverage applies when the lawn is maintained as described in this guide. Unapproved infill, chemical damage, burns, and alterations by others are not covered. Keep this guide and your invoice with your home records.

Questions or need service? Call or text us at **(469) 797-0334** or visit **thegreenguardturf.com**. We are glad to walk you through anything in this guide, schedule your annual service, or take a look at any area that needs attention.

Thank you for choosing The Green Guard Turf. Enjoy your new lawn.

