

Important Technical Data

Minimum operating pressure 1.0 bar\*  
Maximum operating pressure 5.0 bar\*

Maximum hot water temperature 70°C\*  
Recommended hot water temperature 46°C

Note: If these temperatures or pressures are exceeded, even for short periods, damage can result. In these instances a thermostatic mixing or pressure reducing valve should be installed.

For manual mixing products we recommend the installation of a separate TMV2 product to reduce the risk of accidental scalding.

All thermostatic products should be tested and cleaned at least once a year.

Hot and cold supply pressures should be as closely balanced as possible for best results. Supply pipes should maintain the maximum diameter until immediately before the fitting. The differential between the hot and cold water supply temperatures should be sufficient to allow correct mixing function.

Manufacturers Product Reference

AB4093

All Abode taps are either WRAS approved or manufactured in accordance with recognised European standards. Please ensure that your Abode product is fitted in accordance with Local Water Byelaws. Where hot and cold water mix within any product, then suitable non return valves should be installed to the hot and cold supplies to prevent backflow.

Whilst assembling this product take care not to accidentally loosen any screwed assemblies. PTFE tape can be used to ensure watertight joins on threaded connections, do not over tighten connections or allow pipes to be twisted or folded.

The installation should be periodically checked for damage, if the property is left unattended for a prolonged period we recommend isolating water supplies.

All errors and omissions excepted.

Modo Wall Mounted Basin Mixer

5 Year warranty  
Terms and Conditions

In the unlikely event that you should experience any defect in the materials or workmanship of your new Abode tap within FIVE years of purchase, the purchaser's sole remedy shall be the replacement (at the manufacturer's discretion) of all or any part of the product that is defective. All working parts and valves are guaranteed for a period of FIVE years from purchase. Decorative surface finishes and O-rings are guaranteed for ONE year from the date of purchase provided that our advice concerning care has been observed and no scouring agents have been used.

This is provided that the tap has been used for normal domestic purposes in the UK and that the care, installation and maintenance instructions have been observed. The warranty extends to the original purchaser only. You should retain a copy of your dated invoice as proof of purchase to validate any claims under this guarantee.

Marks, scuffs and scratches caused by improper installation or accidental damage are not covered by this guarantee. Neither are shade variations or any

damage or defect caused by incorrect installation or abuse of the fitting.

As we are continuously improving and developing our range of products, finishes & colours, in the event of a valid claim, we may not be able to provide an identical replacement for the defective product throughout the guarantee period. Where an identical product is no longer available, we will supply the nearest equivalent from our then current product range. In assessing your claim, we must be given the opportunity to inspect the product as installed prior to removal. Any product returns must be packaged as received and complete.

No other warranties, express or implied, are made, including merchantability or fitness for a particular purpose. Under no circumstances shall the manufacturer be liable for any loss or damage arising from the purchase, use or inability to use this product, or for any special, indirect, incidental or consequential damages. No liability is accepted for consequential damage to other household fixtures, fittings or furnishings arising from this claim, even if attached to the product. No installer, dealer, agent or employee of Abode has the authority to modify the obligations or limitations of this warranty.

Care Instructions for your Basin Mixer

To maintain the appearance of this tap, ensure that it is regularly cleaned only using a clean, soft damp cloth. A solution of warm water and a mild liquid detergent may be used where necessary, and then the fitting rinsed thoroughly and wiped dry. Any other cleaning action or cleaning products will invalidate your warranty. If the product has a removable spout diffuser it can be unscrewed and cleaned periodically in warm water to maintain flow.

Abrasive cleaners, scouring cleaners, limescale cleaners and acidic cleaners must not be used under any circumstances. Avoid contact with all solvents (including chlorinated solvents, ketones or acetones as these may result in surface deterioration or etching). Also avoid contact with any harsh household chemicals such as bleach cleaners, drain cleaners, rust removers, paint strippers and toilet bowl cleaners, toothpaste, mouthwash, bar keepers friend or Brasso.

abode

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All errors and omissions excepted.

All parts should be removed from their packaging and inspected for any transport damage and completeness prior to installation; you should read these instructions throughout before commencing installation.

We do not accept responsibility for problems that may occur through improper installation. Always ensure you have sufficient hot and cold water pressure available to allow correct function before specifying or installing this product.

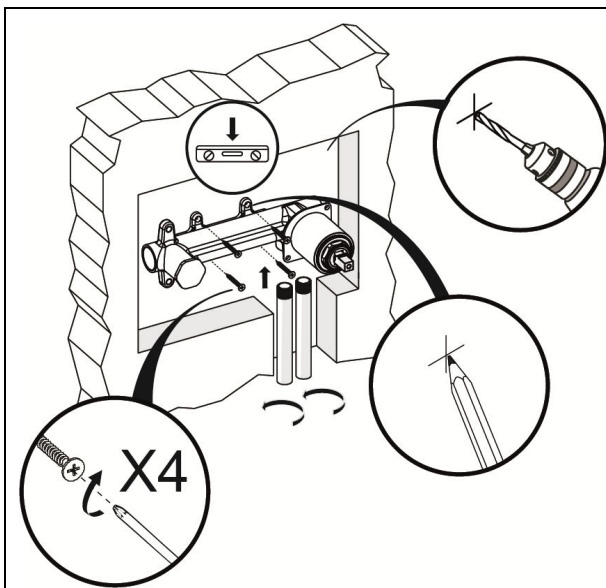
**Before installing the new mixer it is essential that you thoroughly flush through the supply pipes in order to remove any remaining solder, swarf or impurities from your system. Failure to carry out this simple procedure could cause problems or damage to the workings of the product.**

We strongly recommend installing particle filters and isolation valves to both the hot and cold feed pipes in an accessible position. This will help to prevent premature failure of the valves and ease any future maintenance.

All serviceable parts should be given suitable access to allow easy future maintenance.

Shut off your water heating system and ensure that your mains stopcock is closed. Ensure both the hot and cold water supplies are isolated before commencing installation.

1. Open the wall out to the required width and depth for the product and plumbing connections. If the rear wall surface is uneven then mount a level wood back board to the wall to ease installation. The rear of the mixer body must be parallel with the finished wall surface.
  - All serviceable parts should be given suitable access to allow easy future maintenance.
  - When preparing the piping run to this mixer, arrange the hot and cold pipes to be received to the bottom hand inlets when viewed from the front as shown below, and the cold inlet to the right side as shown.
  - You should ensure that both the product and required fittings will fit into the depth and area of the mounting surface available before installation. Roughly assemble the product and plumbing connections to establish the required sizes.



Mixer body plate Height = 68mm

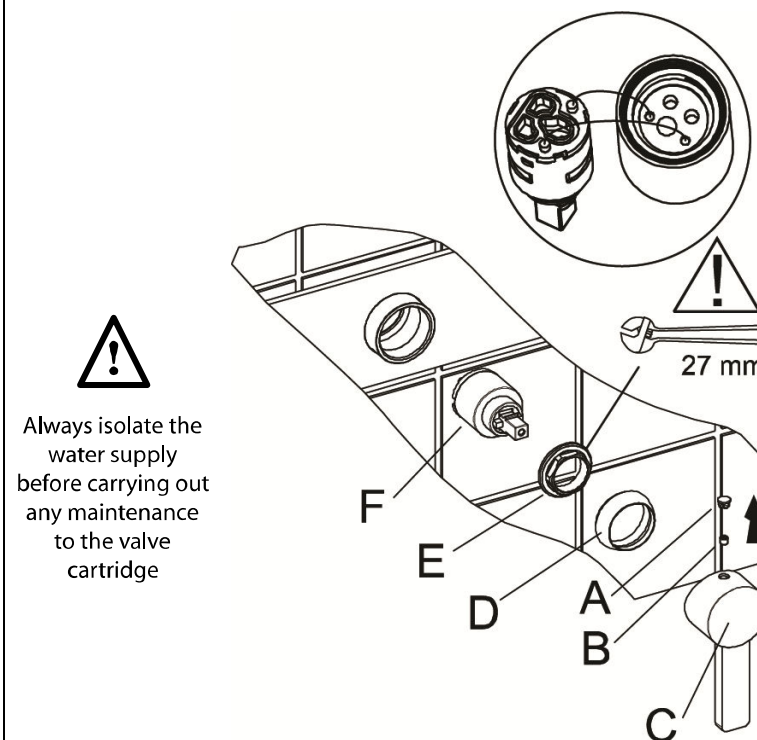
Mixer body plate Length = 180mm

- Mark out the location of the mixer body and pencil in the locations for the wall fittings as shown.

**Note: Use a spirit level to ensure that the mixer body is parallel.**

- Once parallel drill the holes for the wall fittings to fix mixer body to the wall.
- Note: Fitting depth required is 70 (mm)**

## Replacing the valve cartridge



Key	Description	QTY
A	Dust cap	1
B	Grub screw	1
C	Single lever handle	1
D	Decorative cover	1
E	Valve locking nut	1
F	Single lever valve	1

**After installation**

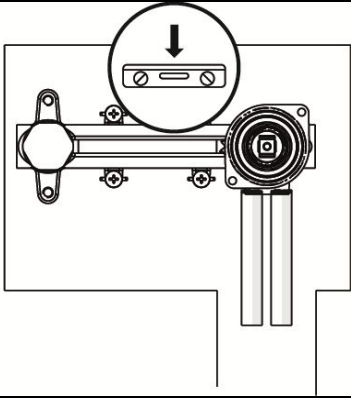
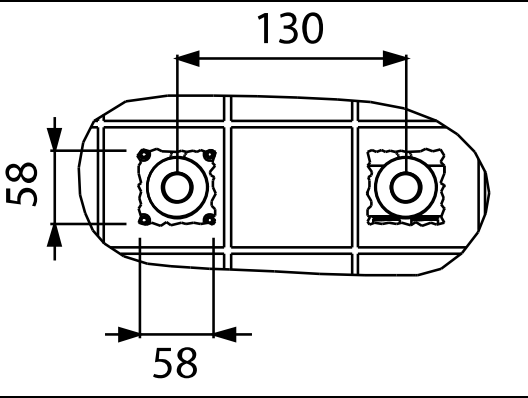
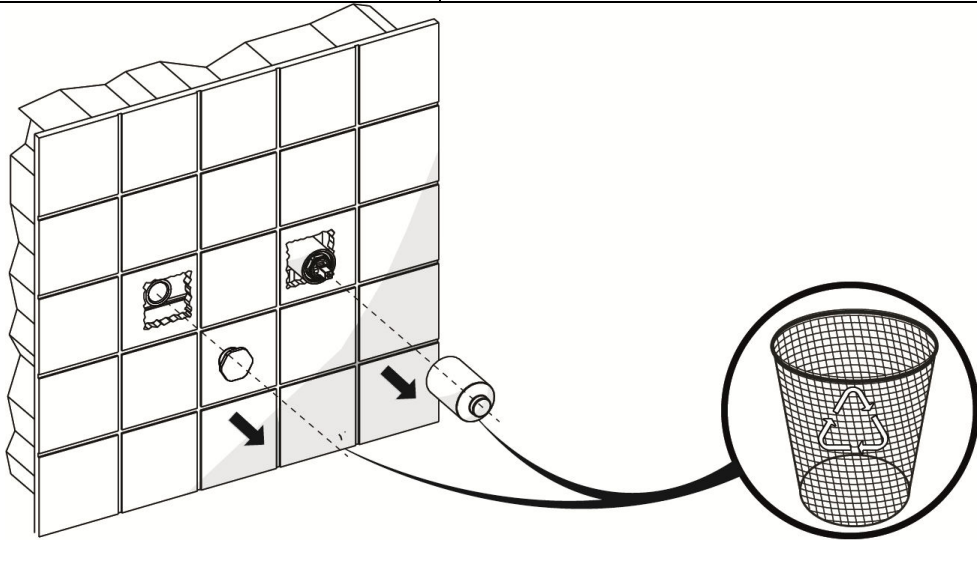
Once you have visually checked the installation of the new tap and all connections, ensure that all other fittings are closed except the tap which should be left open.

Turn on your water heating system and ensure that your mains stopcock is open. Reconnect both the hot and cold water supplies to this fitting.

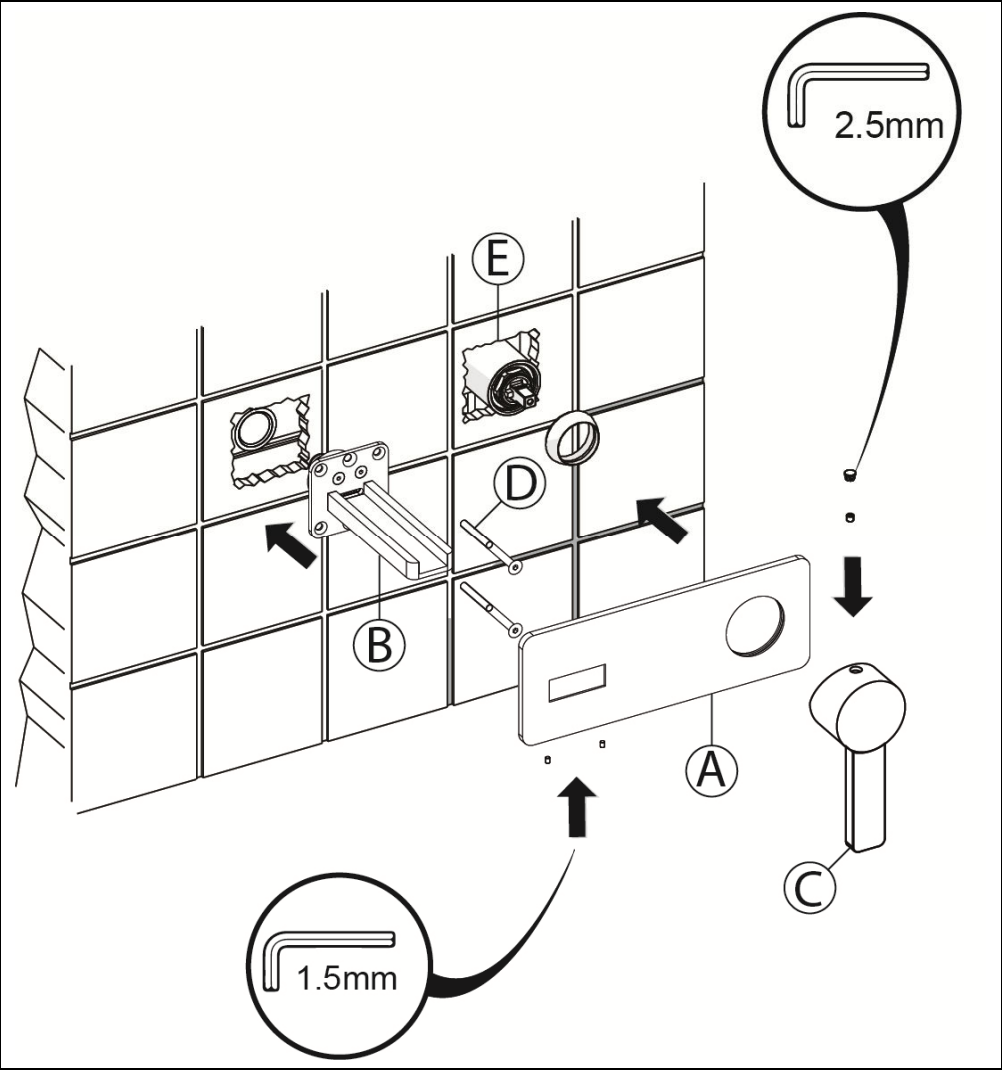
Check the function of flow and function of hot, cold and mixed water.

Turn off the tap and check carefully for any leaks around all connections on the fitting and adjoining plumbing. If possible return to the installation after a longer period to double check for slower leaks. If pressure testing equipment is available check the installation to the maximum recommended pressure.

Clean the tap to remove any marks created during installation as instructed then place a bag over the product to protect the tap until it is ready for use.

	
<p>1. Once fitted turn water system on to flush system through, and check if the connections are water tight.</p>	<p>2. Finish the tiling to the final aperture size.</p>
	
<p>3. Discard plastic covers and brass water blockers as shown.</p>	

Parts and Contents



Key	Description	QTY
A	Decorative cover plate	1
B	Spout (Flow limiter pre-inserted)	1
C	Single Lever handle	1
D	Bolts	2
E	Single lever valve housing	1

Installation Instructions:

1. Fix spout (B) to back body using bolts (D) as shown using a 4mm allen key. Note: Bolts may need to be shortened dependant on the wall surface the product is being fitted on. A clearance hole can also be drilled.
2. Using a spirit level make sure that spout (B) is straight.
3. Slot decorative cover (A) over spout (B) flush against the finished wall surface.
4. Fix decorative cover (A) to spout (B) by tightening the grub screws using a 1.5mm allen key.
5. Fix single lever handle (C) onto valve (E) by tightening grub screw using 2.5mm allen key.

