

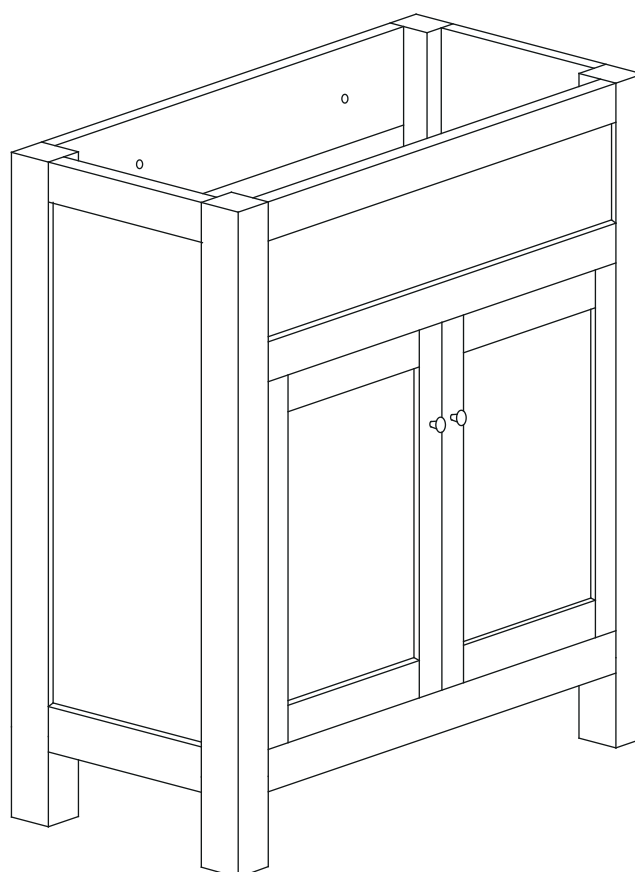


Thank you for choosing Better Bathrooms.
Please read this manual before installing your product
and keep for future reference.

better 
bathrooms

Avebury 600mm Vanity Unit

BeBa_27033/BeBa_27034/BeBa_27035



All furniture must be installed in a room with good ventilation and must be wiped dry after every use to prolong the life of the product.

- **Multi-person assembly**
- **We always recommend using professional tradespeople to install your product**

Congratulations on your purchase

And welcome to our growing gang of savvy shoppers

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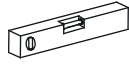
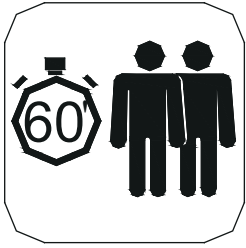
We hope your new product exceeds your highest expectations. However, if you experience any problems, please:

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- send us a message via **customerservices@buyitdirect.co.uk**

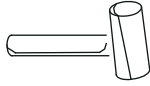
Important information

- Please read these instructions thoroughly and retain for future reference
- Please check for pipes and cables before drilling the wall

Tools required(Tools not provided)



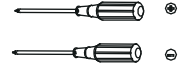
Spirit Level



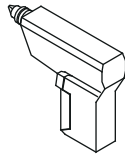
Hammer



Pencil



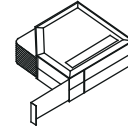
Screw Driver



Electric Drill

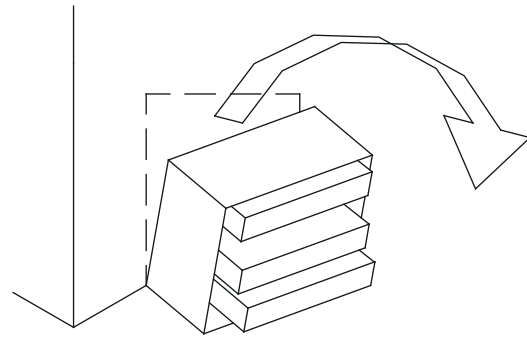
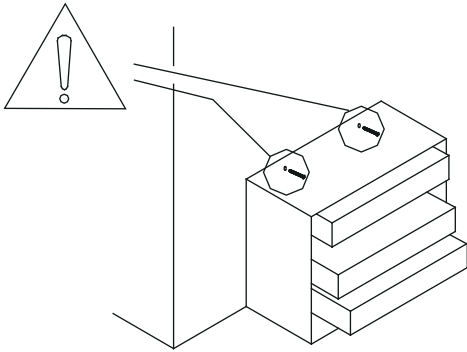


Drill Bit



Tape

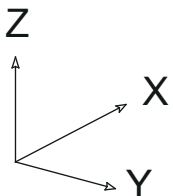
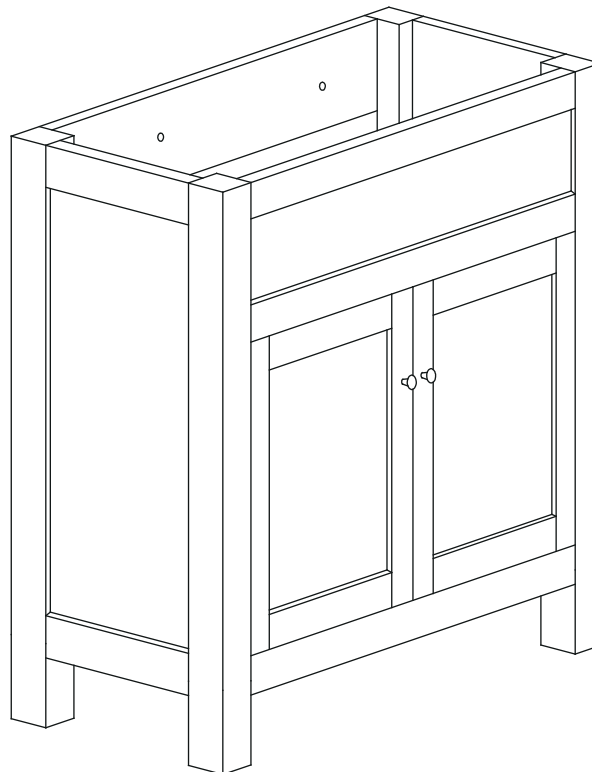
Important information Please read carefully.Keep this information for further reference.
Serious or fatal crushing injuries can occur if furniture is not secured correctly.To prevent furniture from tipping over it must be permanently fixed to the wall.
Fittings for the wall are not included since different wall materials require different types of fittings .
Use fittings suitable for the walls in your home.For advice on suitable fittings,contact your local dealer.



x=600mm

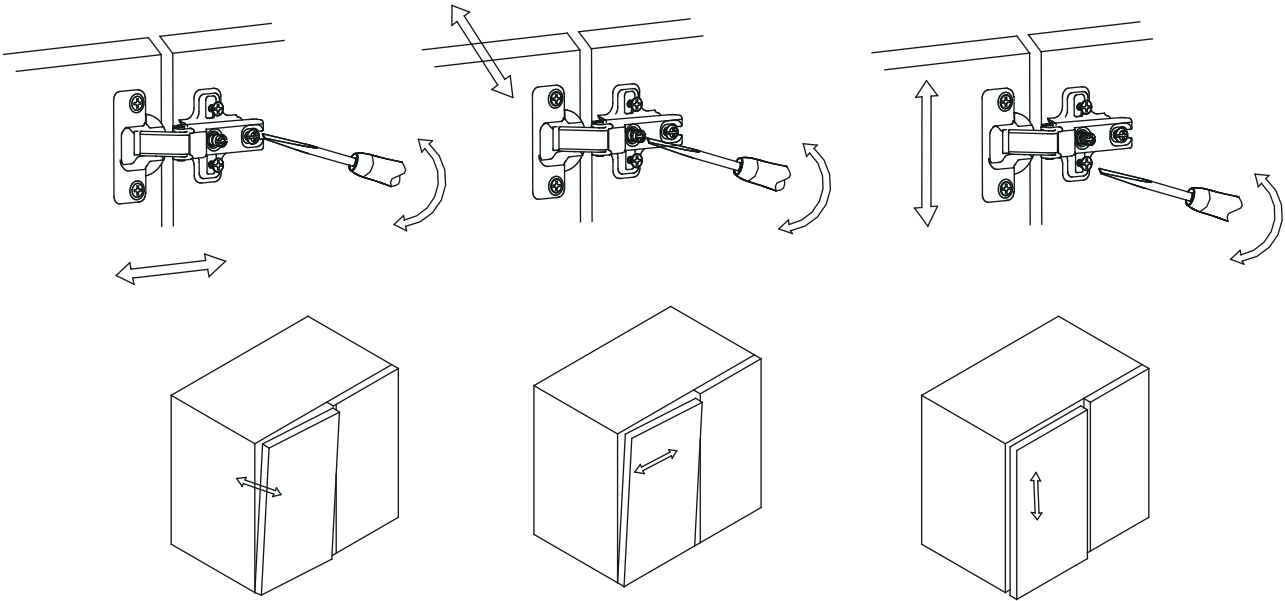
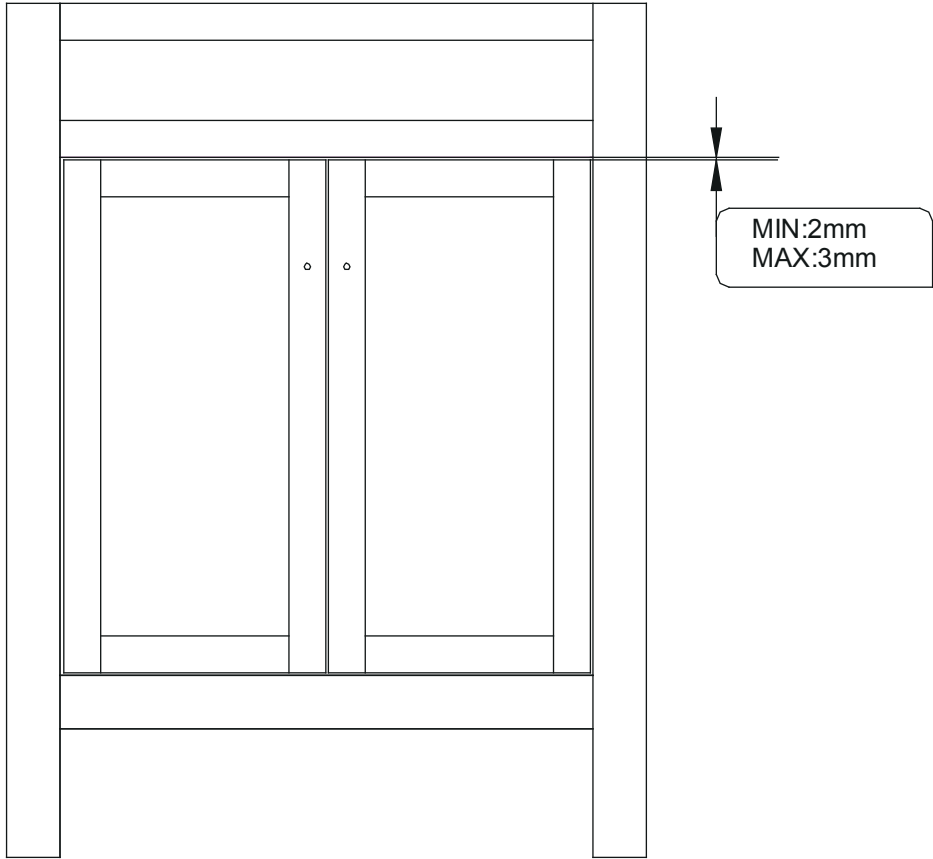
y=385mm

z=800mm

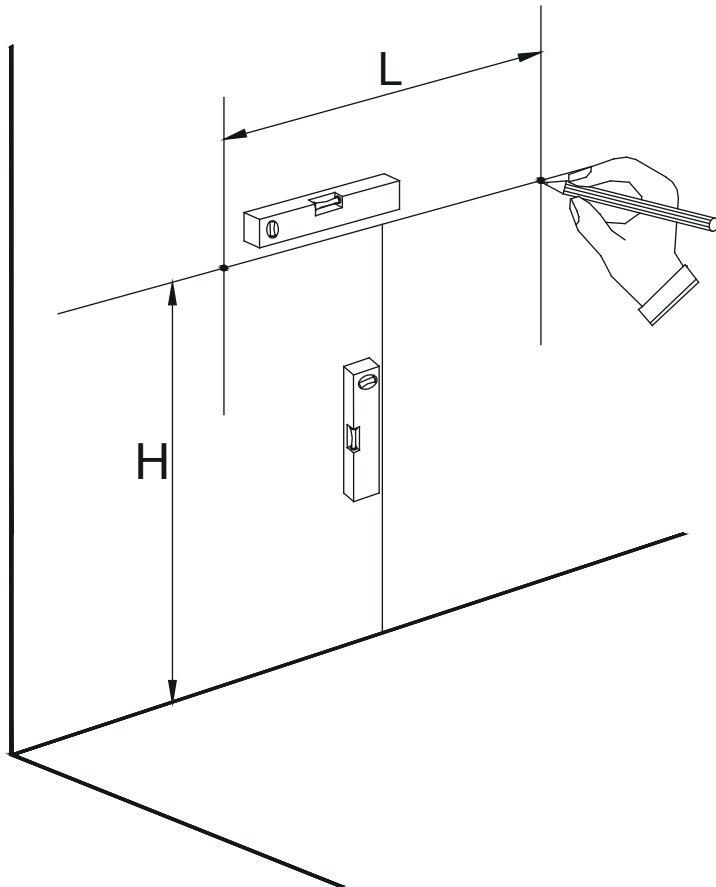
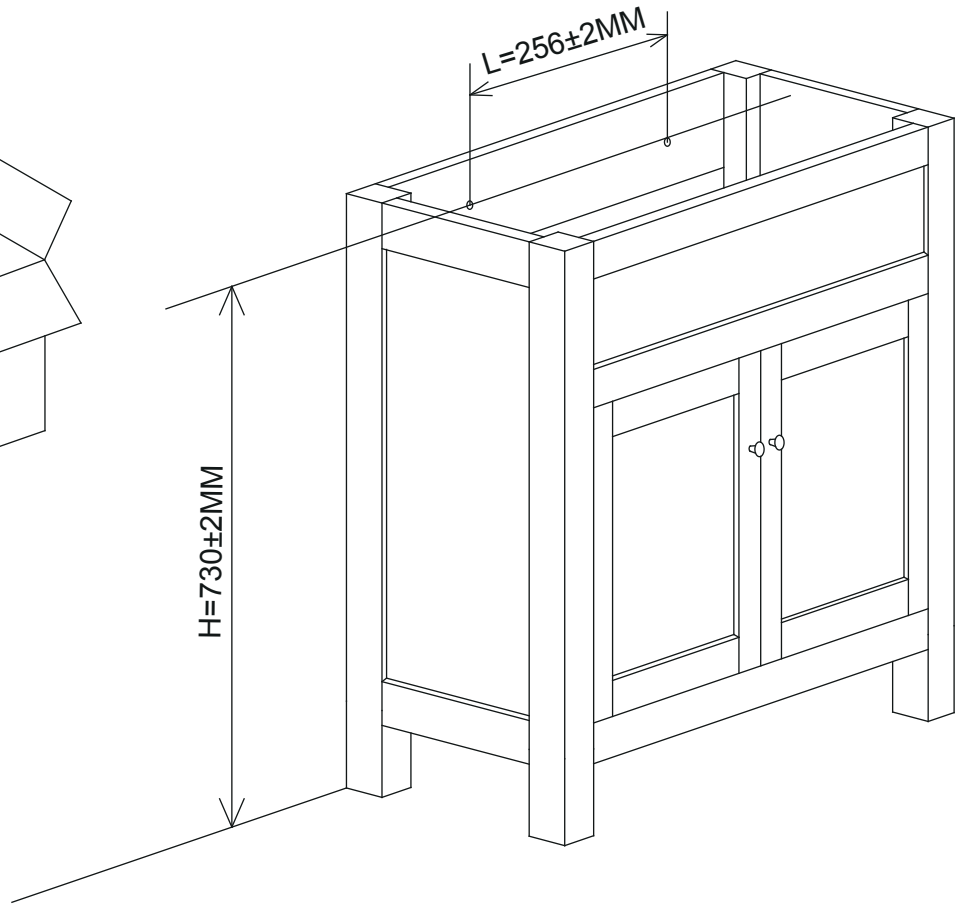
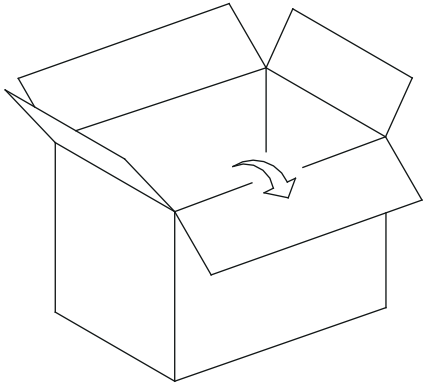


Installation

Gap Adjustment

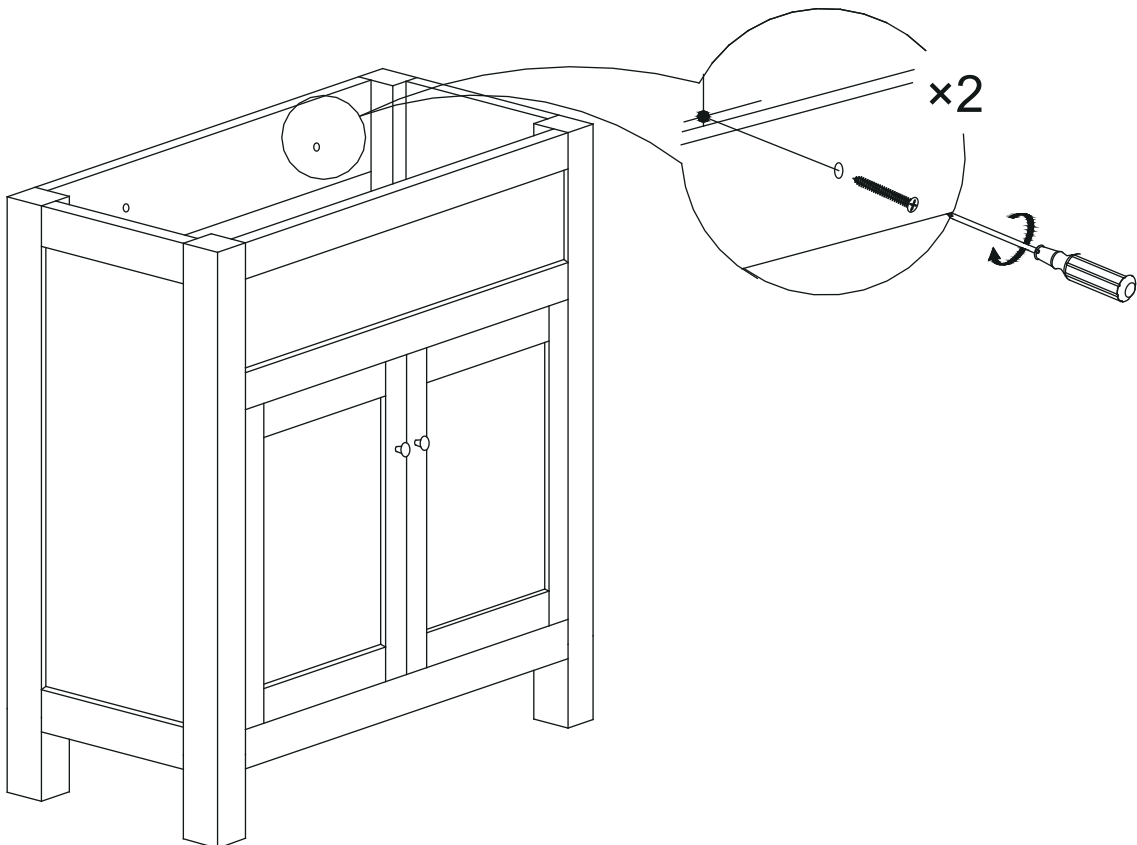
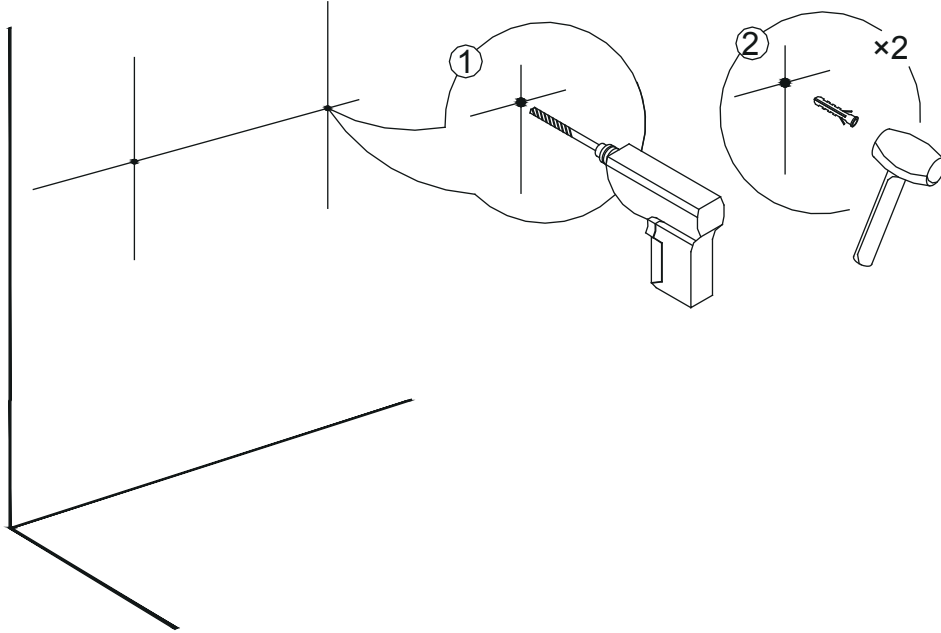


01



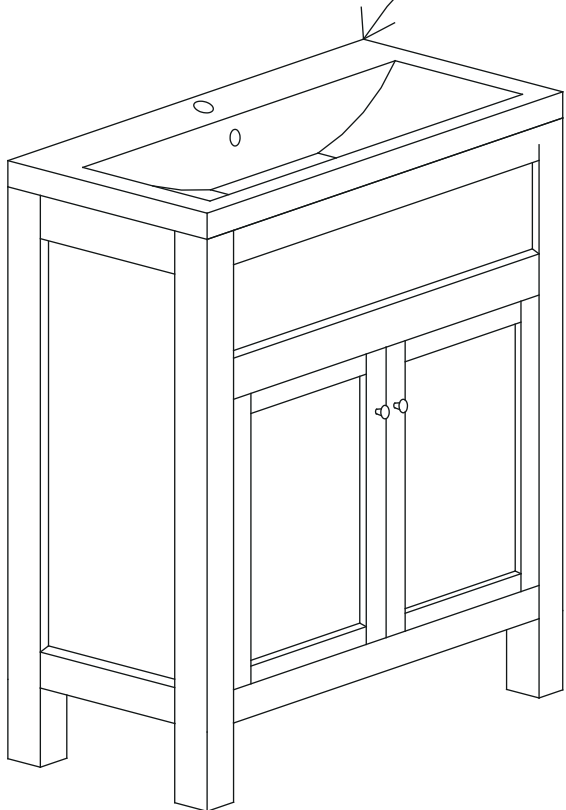
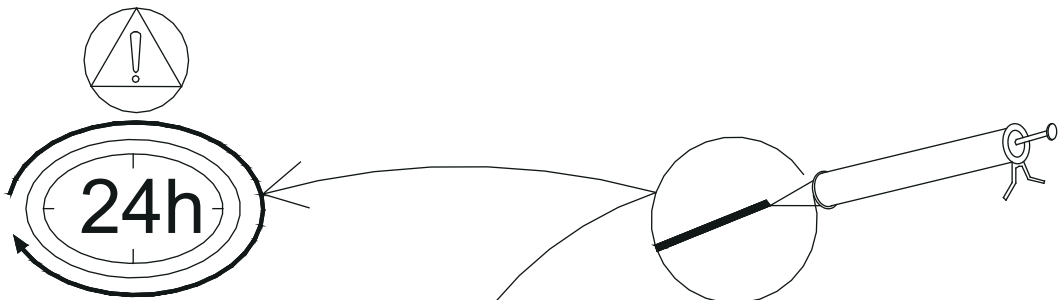
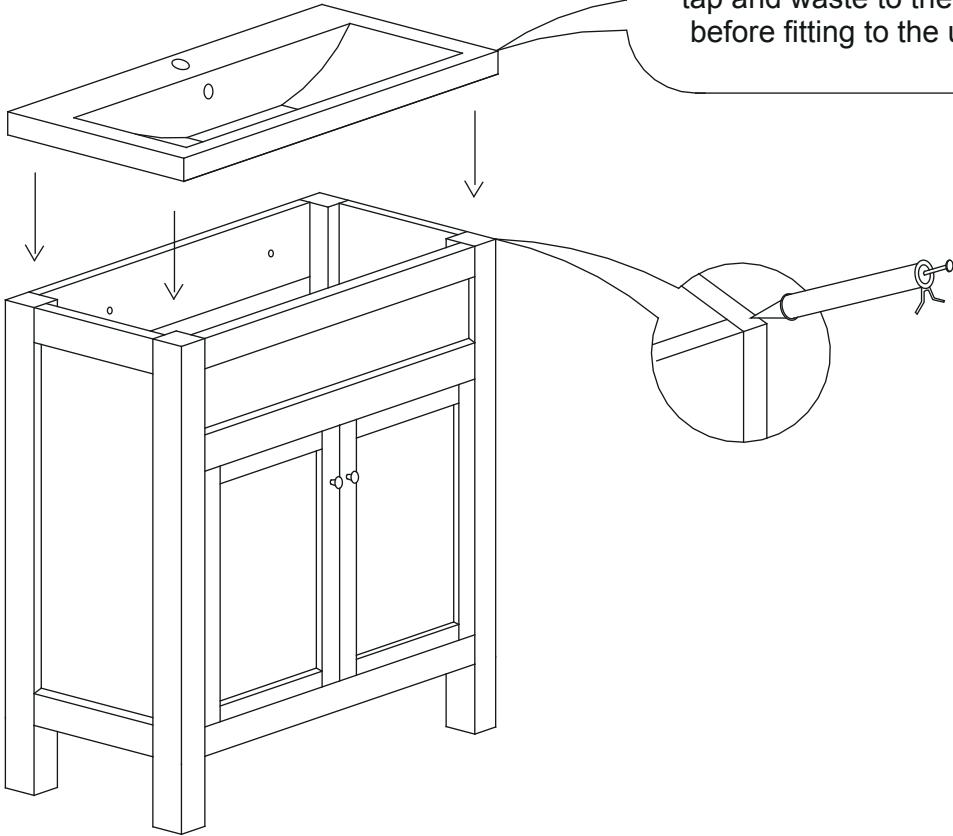
02

Please note - wall fixings are not supplied
These can be purchased from a local DIY store

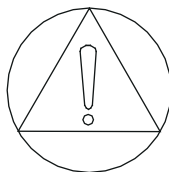


03

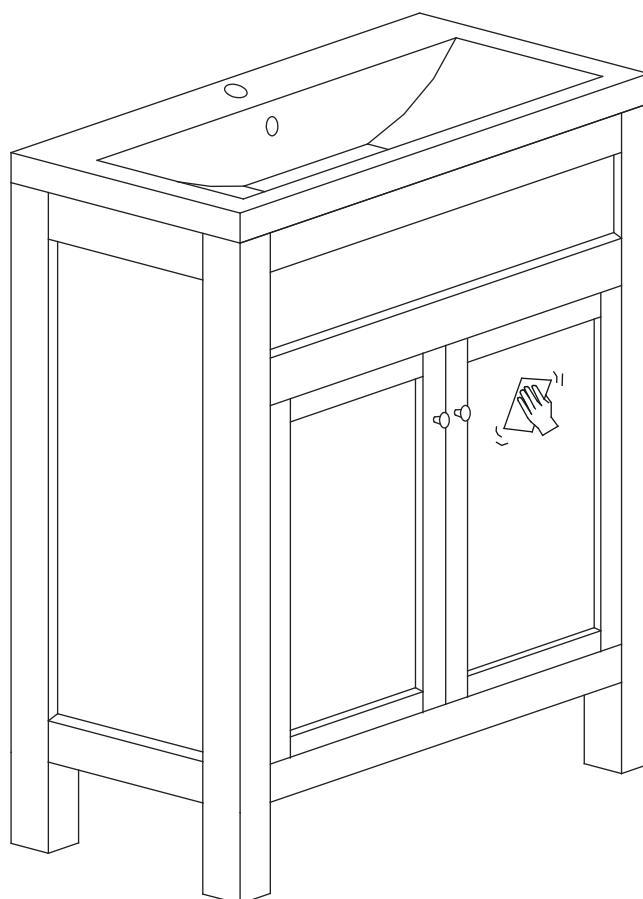
For ease of installation fit the tap and waste to the basin before fitting to the unit.



Cleaning



- Clean with a soft cloth & warm soapy water only
- Do not use abrasive cleaning agents
- Dry unit with a cloth after use



For more information

- visit betterbathrooms.com
- email customerservices@buyitdirect.co.uk
- call 03303903062
- write to Trident Business Park, Neptune Way, Huddersfield, HD2 1UA

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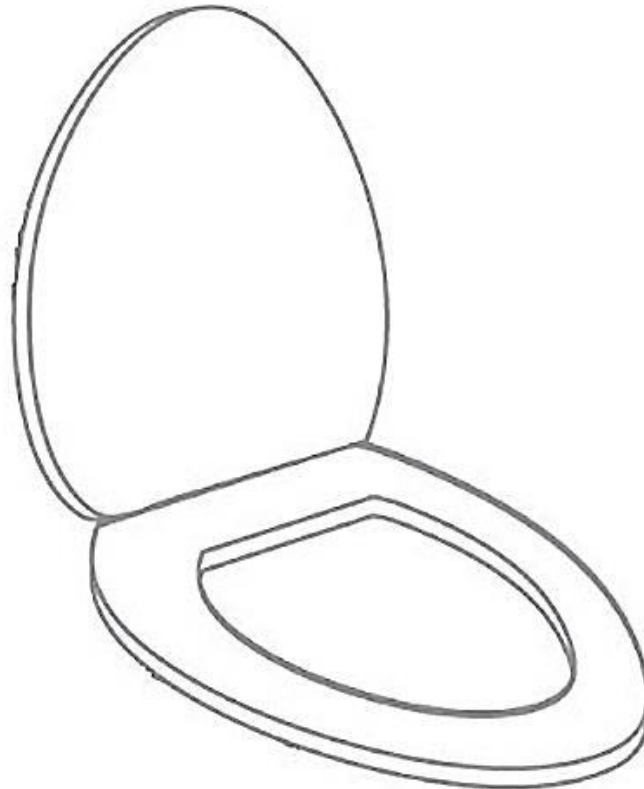
USER MANUAL



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Top Fix Soft Close Toilet Seat



Please note: Image is for illustrative purposes only and may differ slightly to the actual product

- **Single-person assembly**
- **Tools required**
- **We always recommend using professional tradespeople to install your product**

V1_21.5.20

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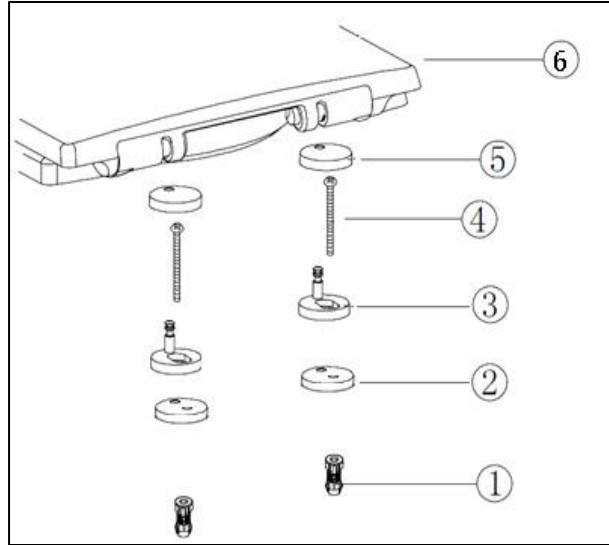
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Important information

- Please read these instructions thoroughly and retain for future reference
- Manufactured to BS EN 1254 – Specification for WC seats (plastics)

Parts



Please note that Parts are for illustrative purposes only and may differ slightly to the actual product

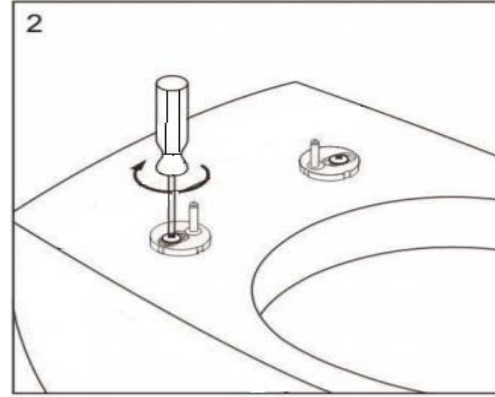
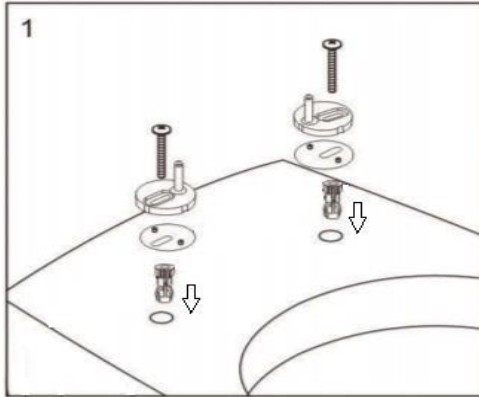
1. Expanding Plug
2. Gasket
3. Fitting Peg
4. Fixing Screw
5. Fitting Cover
4. Seat/Lid Assembly

Tools required

Screwdriver

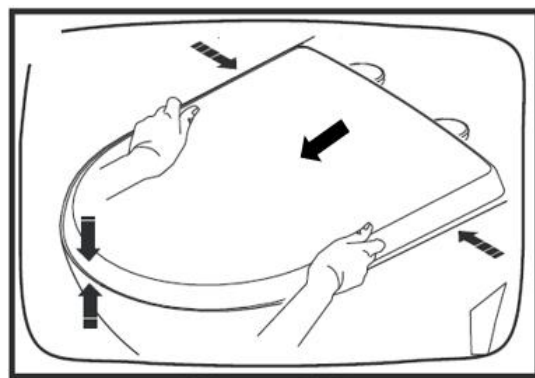
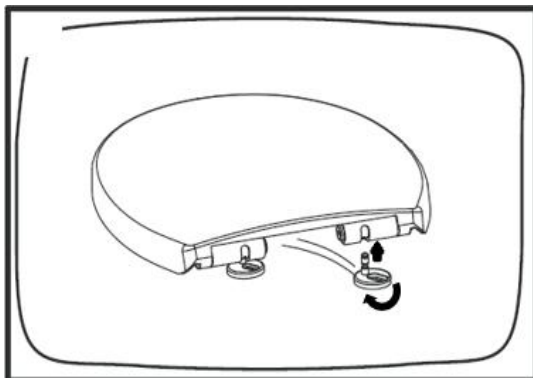
Installation

1. Push the expanding plugs (part 1) into the holes on the toilet pan then place the gaskets (part 2) between fitting pegs (part 3) and toilet pan. Next, place the long screws (part 4) through the fitting pegs and gaskets and screw into the expanding plug (part 1).

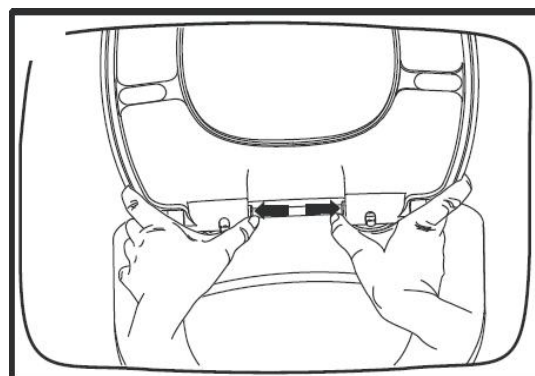
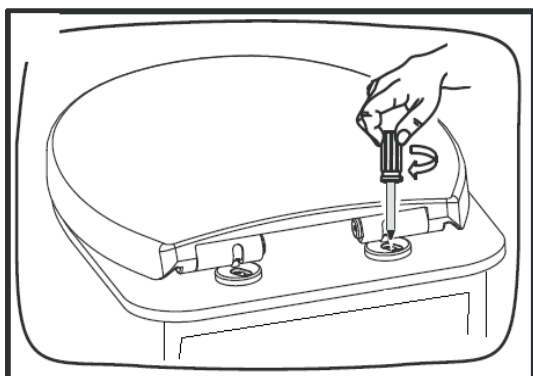


Please note: Fit the screws loosely and do not fully tighten at this stage

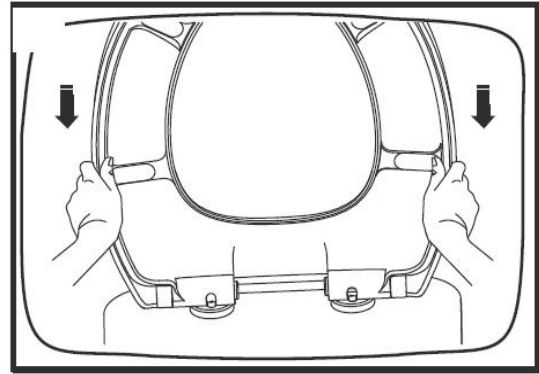
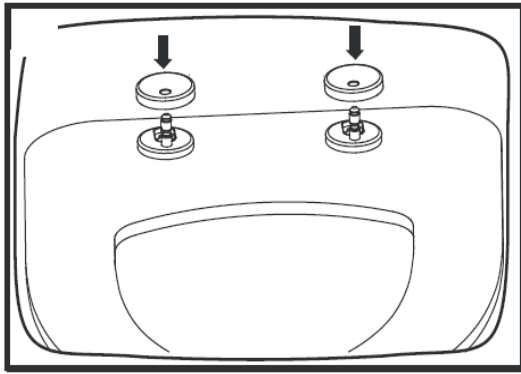
2. Turn the fittings on the toilet so that they align with the holes on the seat, then push the seat onto the pegs until it clicks into place. Gently move the seat so that it aligns on the toilet pan.



3. Once the seat is aligned, tighten the screws into the fittings (as below) then once the seat is secured, remove it by pressing both buttons and lifting away.



4. Place the fitting covers over the fixed fittings then push the seat onto the fitting pegs and click into position



Using

During use do not force the seat closed as this will damage the soft close mechanism.

Pull the seat and/or lid towards you slightly until it reaches the point at which it will fall under its own weight, then release.

Do not stand on the toilet seat.

Cleaning

To maintain the surface of your product, wipe with a clean damp cloth and wipe dry, do not use any abrasive cleaning agents or materials.

It is recommended to wipe the seat and fittings on a regular basis.

Troubleshooting

Seat becomes loose after a period of use

Remove the seat and re-tighten the fittings.

Soft close mechanism stops working

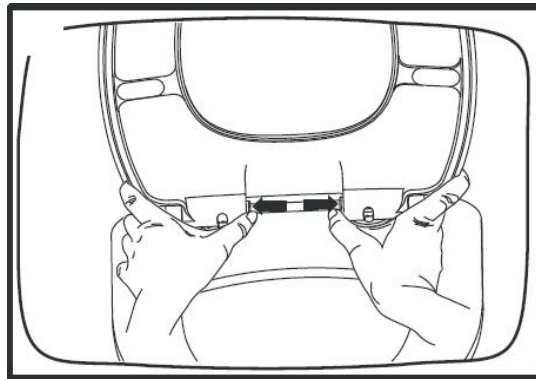
The mechanism cannot be replaced, replace the seat and lid, however, the fittings can remain fitted. Removal of seat/lid is advised in Maintenance (below).

Seat is short or overhangs the toilet pan

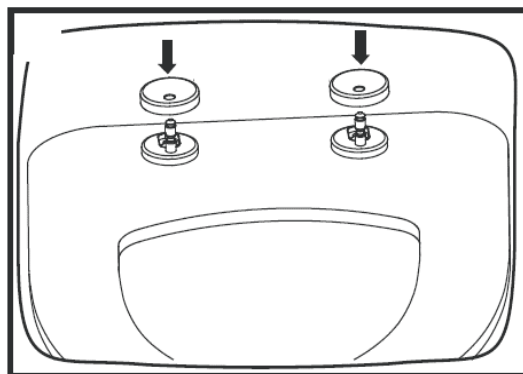
Align the seat lid with the front edge of the toilet pan, the fittings are adjustable.

Maintenance

- To remove the seat/lid, press the two buttons at the rear of the seat and pull the seat/lid away from the fitting pegs. When replacing ensure it clicks into place.



- To access the fixing screws, remove the lid/seat as above, then pull off the covers.



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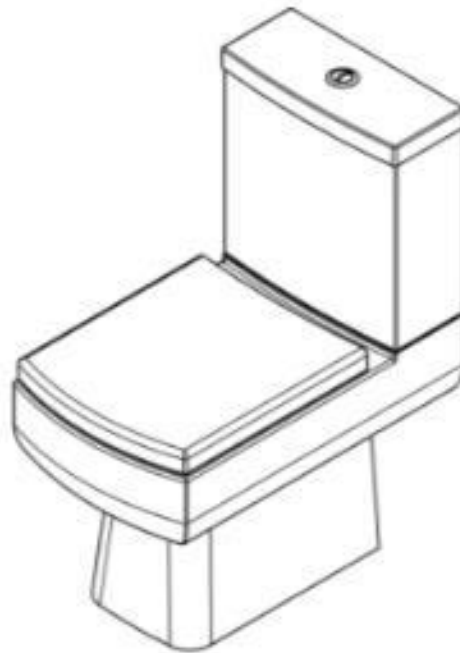


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Close Coupled Toilet and Cistern

- Toilet pan, seat and cistern are supplied in three separate boxes
- Waste pipe (pan connector) sold separately if a new installation



Please note: Image is for illustrative purposes only and may differ slightly to the actual product

- **Single-person assembly**
- **Tools required**
- **We always recommend using professional tradespeople to install your product**

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Important information

- Please read these instructions thoroughly and retain for future reference.
- Manufactured to BS EN997 WC pans and WC suites with integral trap.
- All installation work must be carried out to comply with the Water Bylaw Regulations.
- The installation should be designed to allow access for maintenance.
- This manual covers installation of the toilet pan, seat and cistern.



WARNING: Risk of personal injury or product damage:
Handle vitreous china products very carefully.
Vitreous china can break and chip if you overtighten bolts and nuts.

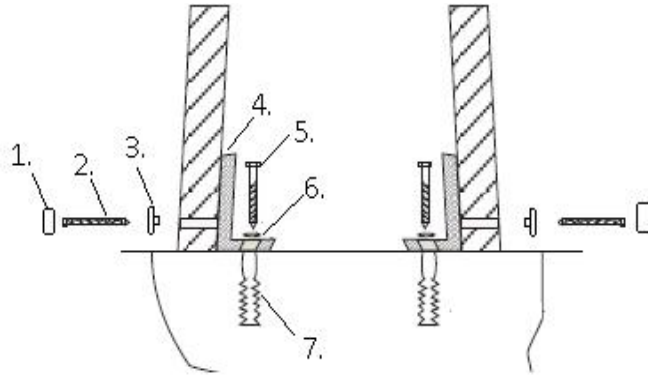


WARNING: Risk of external leakage . The fill valve nut has been factory-tightened to design specifications.
If re-tightening is required, wrench tighten one turn past finger tight .

Contents

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• Installation	
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○ Re-fitting the Toilet Pan	11
○ Fitting the Push Button	12
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• Maintenance	14
• Cleaning	14

Parts

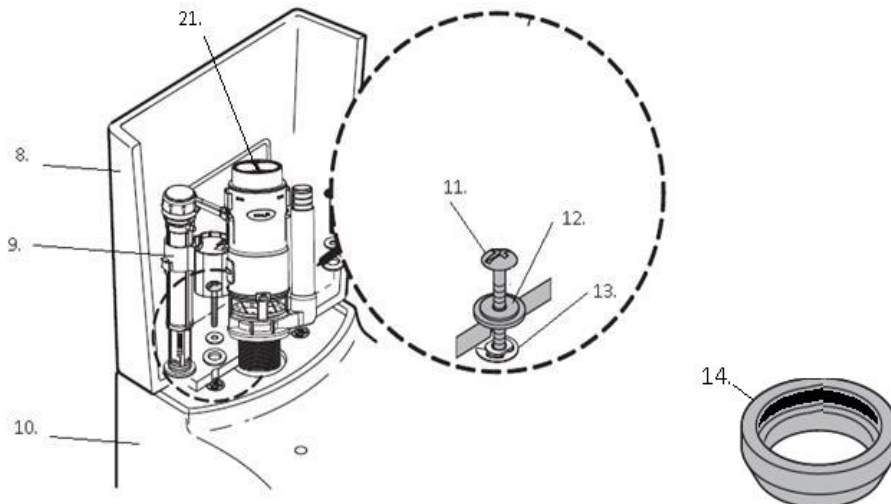


Toilet Pan (number 10 below)

Seat

Floor fixing kit (below components)

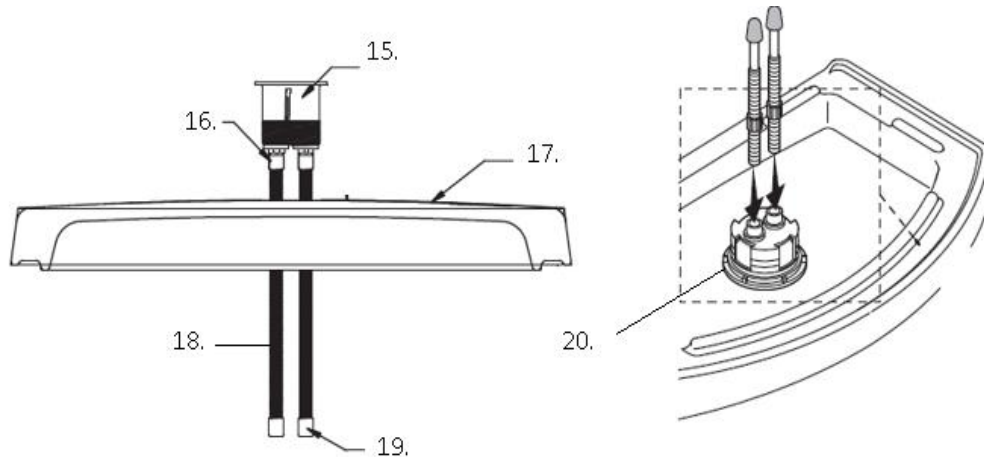
1. Screw cover
2. Bracket to pan fixing screw
3. Screw cup
4. Floor fixing 'L shaped' bracket
5. Floor screw
6. Screw washer
7. Screw plug



Cistern (components below)

8. Cistern tank
9. Inlet valve including washer, seal and nut
10. Toilet Pan
11. Cistern bolt

- 12. Cistern bolt seal
- 13. Cistern bolt nut
- 14. Doughnut washer



Flushing push button (components below)

- 15. Push button
- 16. Flush rod nut
- 17. Cistern lid
- 18. Flush rods
- 19. Rod rubber sleeve (not included in all models)
- 20. Push button nut
- 21. Syphon including washer, seal and nut (inside cistern part)

Please Note: For toilets which secure through the toilet directly into the floor, the 'L shaped' bracket is not used

Tools required

- Screwdriver
- Pencil
- Drill
- Spirit Level
- Drill Bit
- Hacksaw
- Spanner
- Adjustable grips
- Silicone sealant
- Hammer

Installation

Please note: Before starting any installation, turn off the water supply

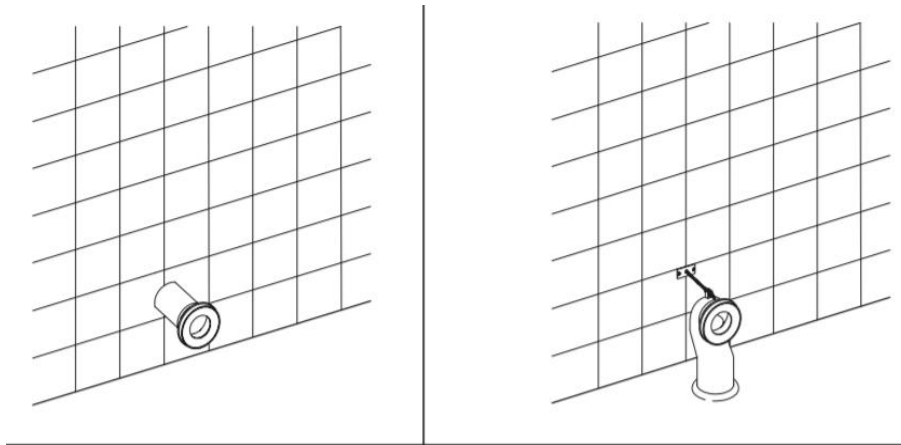
Please note: Whenever possible and when safe to do so, it is recommended to carry out leak tests during the installation process

Pan Connector

The pan connector should be prepared for connection to the toilet being installed.

Please note: Pan connector (waste pipe) may need to be purchased separately if a new installation

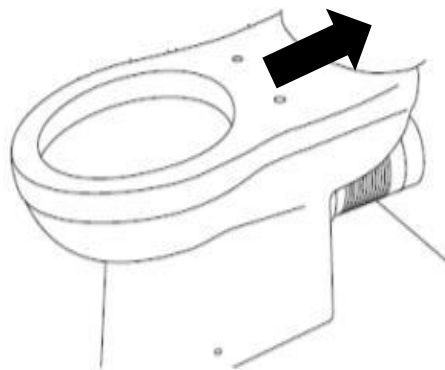
Depending on your toilet, the pan connector could be installed through the wall, floor right and/or left.



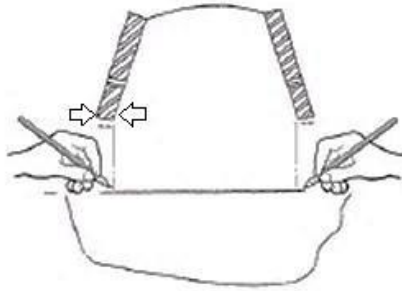
Please note: Pan connector is not included.

Close Coupled Toilet Pan Fitting

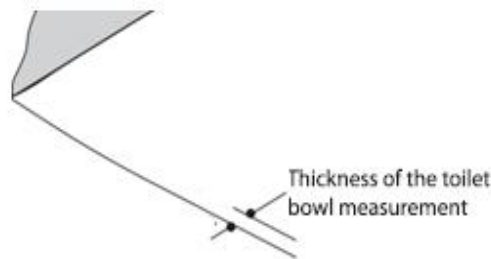
1. Once the pan connector pipe is prepared, add a small amount of lubricant (washing up liquid) to the seal, then push the toilet into the require position, with the pan connector fully connected to the soil pipe (spigot).



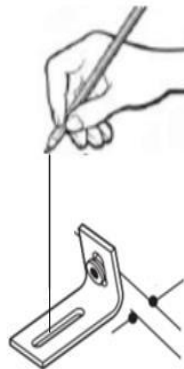
2. Ensure that the toilet pan is level and fully backed against the wall, then mark on the outer edge of the pan (at both sides), align with each fixing hole located in the side wall of the toilet pan.



3. Remove the pan from the location, then measure the thickness of the toilet side wall and make another mark in from the original mark, and in line with the fixing hole. Repeat on the other side.

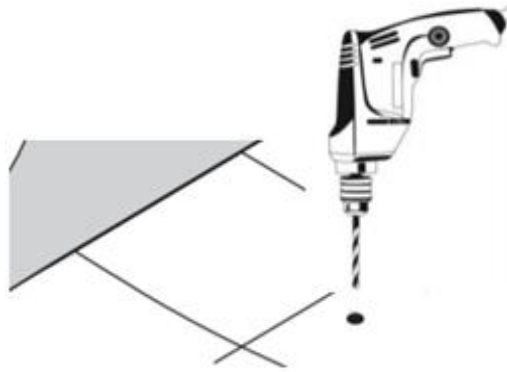


4. If using the 'L' shaped bracket assembly, place the front edge of the bracket on the inside mark, then mark the screw hole position to secure the bracket to the floor. Repeat on the other side.

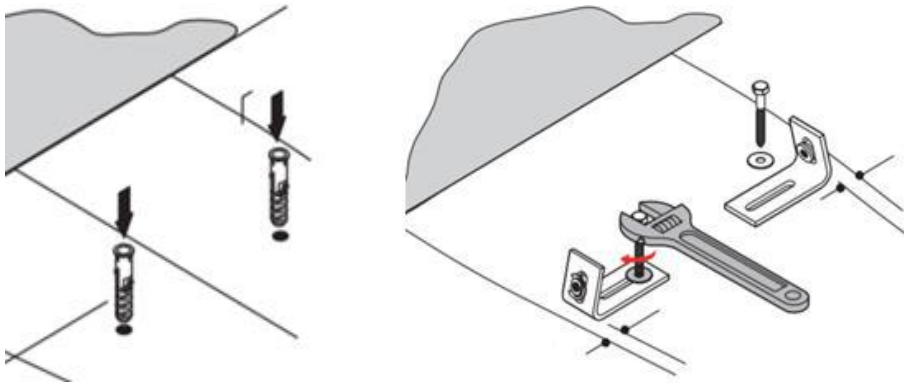


Please Note: For toilets which secure through the toilet directly into the floor, the 'L shaped' bracket is not used

5. Remove the brackets and drill the holes, ensuring that no pipes or cables can be damaged.



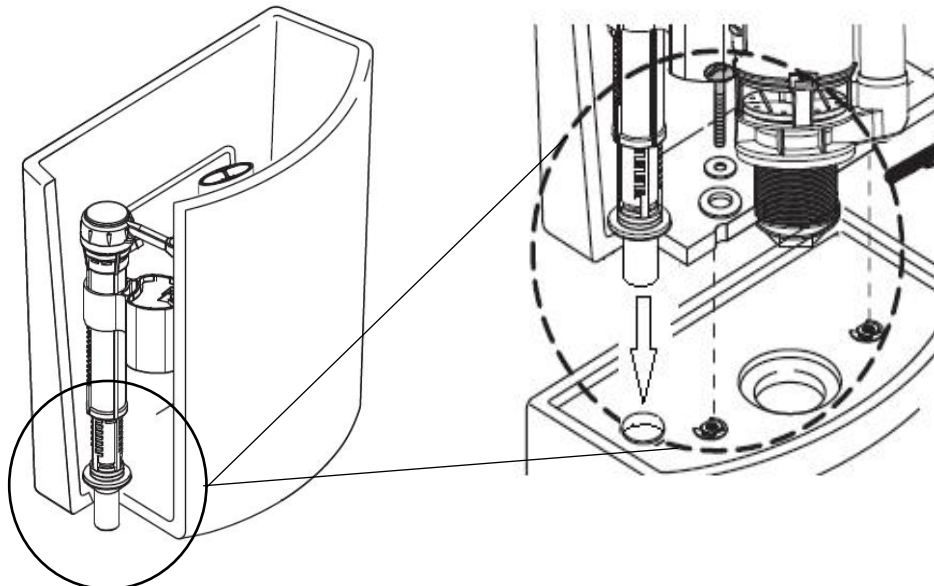
6. If fitting into a solid floor, you will need to install the screw plugs and tap flush to the floor, then place the brackets over the drilled holes/plugs and insert the screws and washers through the brackets and secure into position.



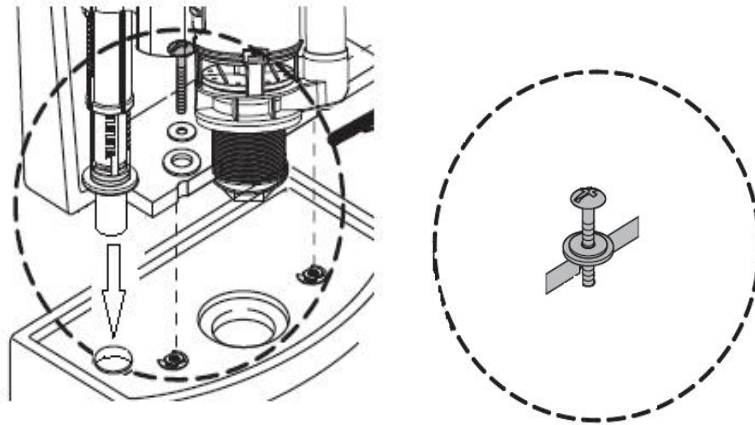
Please note: Depending on the specification, this may be a screwdriver slot, not a spanner fitting

Preparing the Cistern

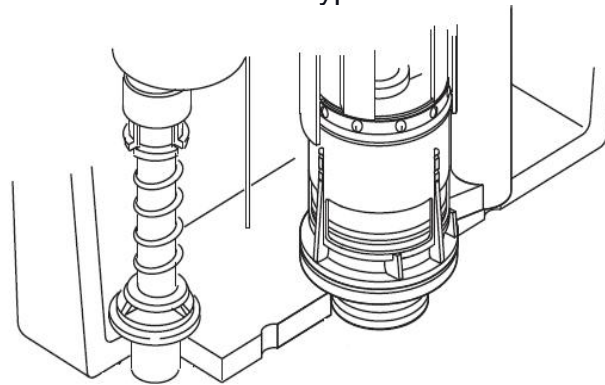
1. From the inlet valve, remove the nut and washer, (the rubber seal should remain fitted) then place the tail of the inlet valve through the hole in the cistern tank. From underneath the tank re-fit the washer and the nut, do not tighten fully at this stage.



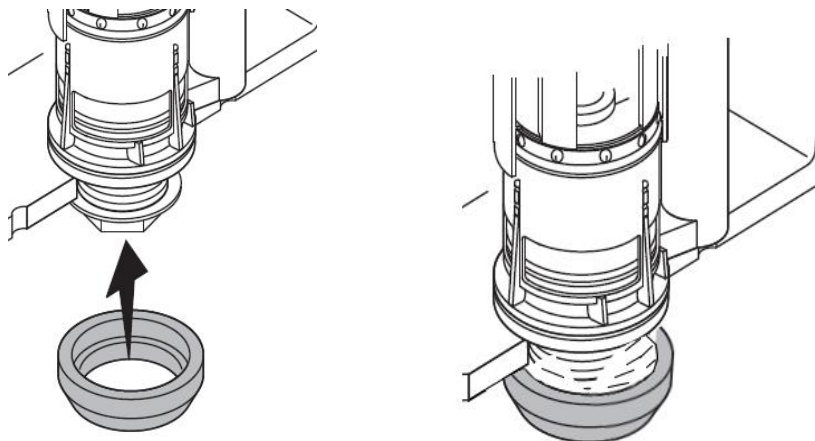
2. Remove the nut from the cistern fixing bolt, then place the bolt, washer and seal into the bottom of the cistern so that the bolt passes through the fixing hole, ensure that the seal sits against the inside face of the tank.



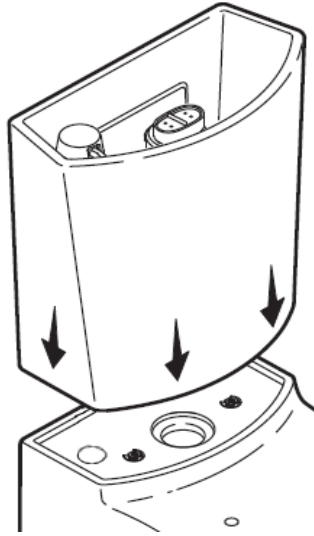
3. Remove the nut and washer from the syphon, then place the threaded tail (syphon) through the hole in the bottom of the cistern. (with the seal against the inside face of the tank) Fit the washer and nut to the syphon thread and tighten, do not use grips as this could deform the syphon.



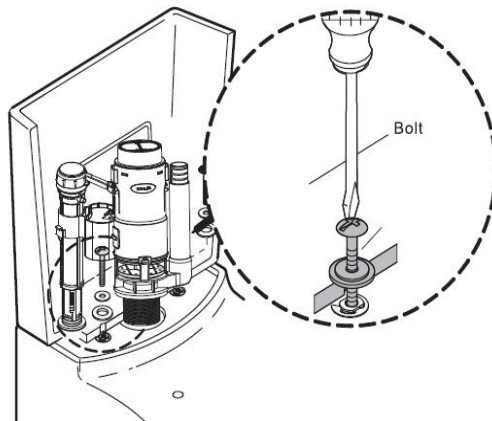
4. Fit the thick doughnut washer to the tail of the syphon and ensure this is fully surrounding the nut.



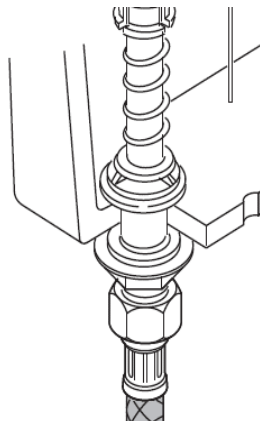
5. Position the cistern tank onto the toilet, allowing the cistern bolts to pass through the holes (1) in the toilet pan, so the inlet valve thread passes through the hole (2) in the toilet pan, and so the doughnut washer sits inside the recess (3).



6. From underneath the cistern, fit the nut to the cistern bolt, and using a screwdriver tighten the cistern bolts, do not overtighten.

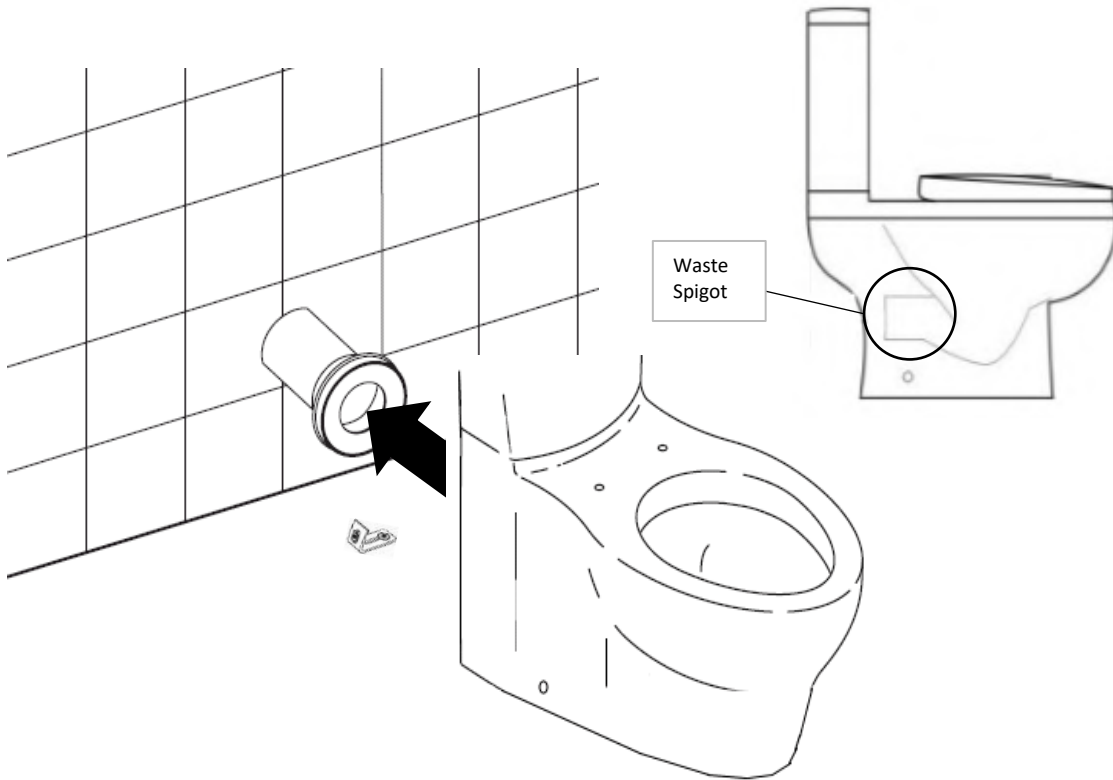


7. From underneath the tank, fit the washer and nut, and tighten, do not overtighten. Connect the water supply pipe which should be a 1/2" female flat-faced connector. Ensure to use a seal.

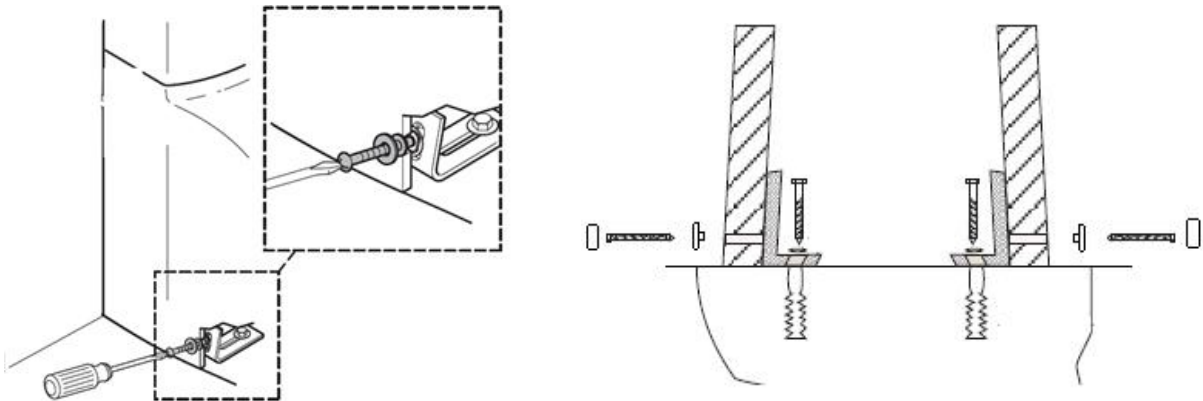


Re-fitting the Toilet Pan

1. After securing the brackets, re-ft the toilet pan and push the waste spigot onto the pan connector, and align the fixing holes with the floor brackets, add a small amount of lubricant (washing up liquid) to assist.



2. Once aligned, secure the toilet pan into position using the fixings provided, do not overtighten. Finish by pushing on the screw covers.



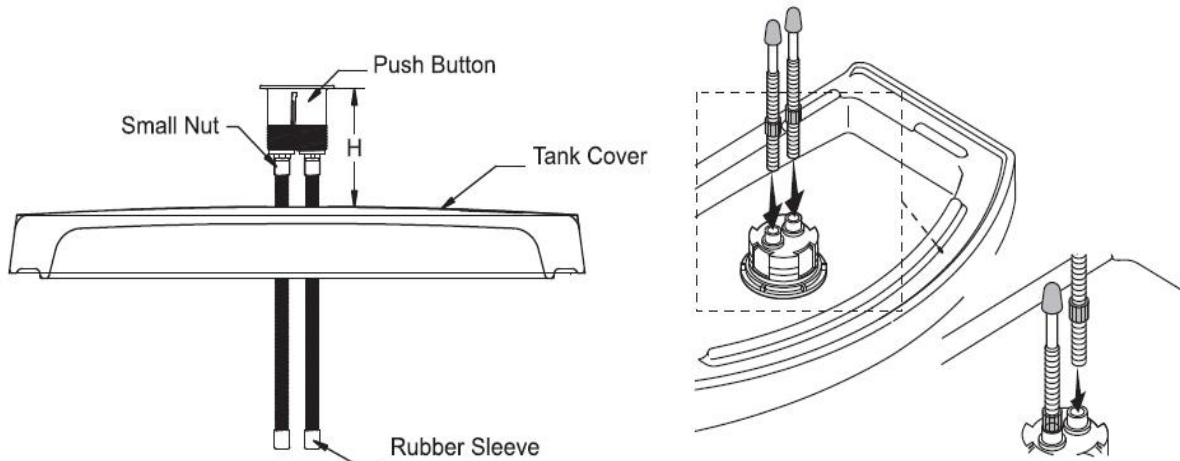
3. Once the installation is completed, a small bead of silicone can be applied around the bottom edge of the toilet pan to finish.

Fitting the Push button

1. Remove the nut from the push button assembly then screw the plastic flush rods into the push button.

Please note: These should be screwed in so that there is a 2 mm minimum gap between the end of the rod and button (on the syphon)

2. Place the assembly through the hole in the cistern lid and fit the lid to the tank, when the rods touch the syphon, measure the height 'H'.
3. Remove the rubber sleeves (not included in all models), then unscrew the rods and cut down by the dimension 'H', at the end that will touch the syphon.
4. Screw the rods back into the push button and refit the rubber sleeves, then fit the nut and tighten, do not overtighten.
5. Place the push button through the hole in the cistern lid, ensuring to align the large button with the full flush button on the syphon, operate several times to ensure correct function.



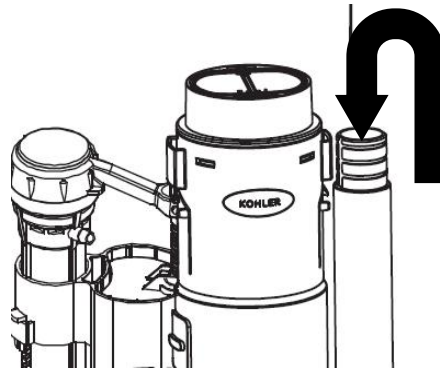
6. Once assembly is completed, turn on water supply, check for leaks and check flush operation.

Troubleshooting

Please note: It is recommended to turn off the water supply via the stop valve before carrying out any internal maintenance

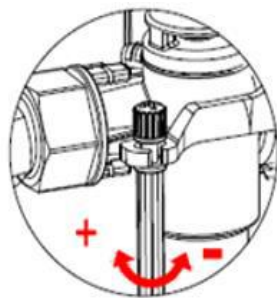
Water continues to run into the toilet pan

Remove the cistern tank lid and determine if the water level reaches the overflow pipe on the syphon; if it does, replace the inlet valve, if it doesn't then replace the upper section of the syphon.



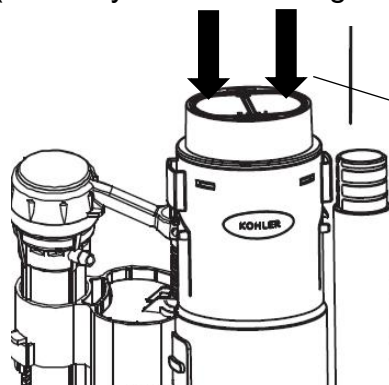
Insufficient or too much water entering the cistern tank

Adjust the inlet valve by turning the adjustment screw, until the desired level is reached.



No flush operation when the push button is pressed

Remove the cistern tank lid and press the two buttons on top of the syphon. If the cistern flushes 'normal', replace the push button or check that the rods have not been screwed into the push button too far, (that they're not reaching the buttons when pressed).



If the syphon does not flush when these buttons are pressed, replace the top section of the syphon

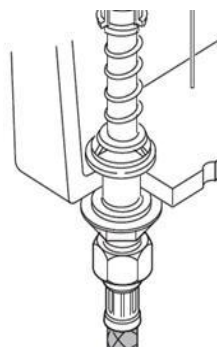
Maintenance

Please note: Turn off the water supply and flush the toilet to drain away the water in the tank, it is also recommended to have a bucket under the tank to catch draining water

Please note: Depending on the toilet design you may need to remove the toilet pan from its location to access the inlet valve water supply nut and retaining nut

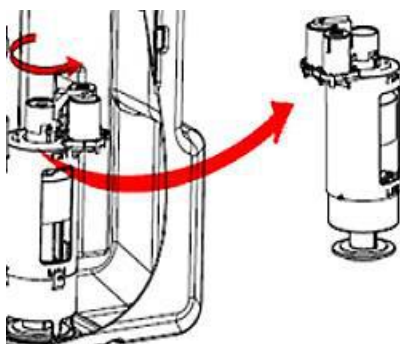
To replace the inlet valve

Disconnect the water supply from the inlet valve, then remove the inlet valve by unscrewing the nut on the underside of the cistern tank and remove the cistern tank lid and pull the inlet valve from the tank. Once replaced, ensure all seals are re-fitted.



To replace the syphon

This should only require the top section to be replaced. Grab the syphon and turn anti-clockwise and then lift. Upon replacing, ensure that the syphon clicks back into position and the flush buttons are aligned with the correct button on the syphon.



Cleaning

To maintain the surface finish of your product, wipe clean after every use, using a clean damp cloth, a mild detergent mixture can be used. Do not use abrasive cleaning agents or materials which can strip and scratch the surface; the use of these agents or materials can invalidate your guarantee.

For more information

- visit betterbathrooms.com
- email customerservices@buyitdirect.co.uk
- call 0871 244 0935
- write to Trident Business Park, Neptune Way, Huddersfield, HD2 1UA

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A1370 Fill valve Installation Manual

Fill valve Installation Drawing:

The inlet pipe thread specification is: M=G1/2, H=348mm (including the thickness of rubber gasket), L adjustable range 210-280mm
 Note: The thickness of the rubber gasket is 5mm, H and L are subject to customer's actual measurement.

Water Tank installation drawing:

Note:

- Instructions :
- 1). Please read carefully the following installation manual in order to avoid component damage or injury to the installer.
 - 2). The instructions have been composed based on the latest product specifications. We reserve the right to make modifications to the packaging and specifications without providing prior notification.
 - 3). Do not use or drop any chlorine or detergent containing any chemical related components. Use of such products will result in damage to tank components and may cause flooding and property damage and void warranty.
 - 4). Do not install this product using any components such as glass glue etc. not supplied by our company. Any damage caused by using elsewhere supplied components is not our liability
 - 5). Water Temperature: 2°C to 45°C
 - 6). Water Pressure Range: 0.2Mpa (2 Bar) to 0.8Mpa (8 Bar)
 - 7). If the product is not in conformity with the material, please prevail in kind.

Warning
 DO NOT USE OR DROP ANY CHLORINE OR ANY CHEMICAL RELATED COMPONENTS. USE OF SUCH PRODUCTS WILL (1) RESULT IN DAMAGE TO TANK COMPONENTS AND MAY CAUSE FLOODING AND PROPERTY DAMAGE AND (2) VOID WARRANTY. DO NOT OVERTIGHTEN NUTS, OR TANK/BOWL MAY CRACK.

I. Work Preparation: Remove the inoperative tank fittings and carefully clean the water cistern/tank. Make sure all debris has been removed prior to installing new tank fittings.

II.Fill Valve Installation

①

Unscrew the nut and remove both the plastic and rubber washer (optional).

②

Insert the fill valve into the installation hole at the bottom of the tank and then install the rubber and plastic washer (optional) and tighten hex nut.

③

Install water supply line onto the shank of the fill valve and turn on water supply valve/angle stop.

III.Water Level Adjustment

①

Adjustment of increasing water level : hold the water inlet body, turn the adjusting screw clockwise, and adjust the shut-off cup and the float to the proper position.

②

Adjustment of decreasing water level : hold the water inlet body, turn the adjusting screw counterclockwise, and adjust the shut-off cup and the float to the proper position.

IV.Cleaning Filter (Filter which is located inside the Fill valve shank is required for cleaning periodically)

①

Shut off the water supply valve (angle stop) then remove the water supply line from the inlet adaptor.

②

Remove the filter screen from the inner portion of the shank.

③

Clean the filter screen with water.

④

Re-install clean filter back into the inner portion of the shank.

⑤

Insert the water supply line back to the Fill valve shank and turn on the water supply valve/angle stop.

V.Troubleshooting

Issue	Cause	Resolution
Water line is too high or too low.	Fill valve is not adjusted to a suitable position.	Adjust the water level to the appropriate water level .
Fill valve does not shut off or turn on.	1. Water supply valve/angle stop is off 2.Filter screen is dirty	1. Turn on the water supply valve/angle stop. 2. Clean filter screen.

Thank you for choosing our product. You may contact our local dealer directly for prompt service if you have any questions.

Work Preparation: Remove the inoperative tank fittings and carefully clean the water cistern/tank. Make sure all debris has been removed prior to installing new tank fittings.

Note : 1. This device is not intended to be used as retrofit device for 1.28 gpf water closet.
2. Performance may vary since product was not tested on all models of water closets”

Two piece flush valve installation	<p>1 Remove body of the valve</p>	<p>2 Remove locknut, plastic washer and rubber washer (optional) separately</p>	<p>3 Use with less than 14 N.m torque (for reference only) to tighten the valve sufficiently to avoid leakage.</p>	<p>4 Installation of valve body</p>	<p>5 Installation of valve body</p>	<p>6 Installation of valve body</p>	<p>7 Place the flat surface of the rubber gasket over the flush valve shank to sit flush with the ceramic surface. Make sure there is no potential for leakage between the tank and the base.</p>
One piece flush valve installation	<p>1 Remove body of the valve</p>	<p>2 Place one end of the metal anchor into the ceramic hole and then the other end.</p>	<p>3 Use a screwdriver with less than 25kgf.cm (for reference only) torque to tighten the valve sufficiently to avoid leakage.</p>	<p>4 Installation of valve body</p>	<p>5 Installation of valve body</p>	<p>6 Installation of valve body</p>	
Installation of push button with screw and nut	<p>1 Remove nut</p>	<p>2 Tighten the nut.</p>	<p>3 Adjust valve clockwise or counterclockwise to insure rod aligns and falls on push plate.</p>	<p>4 Adjust valve clockwise or counterclockwise to insure rod aligns and falls on push plate.</p>	<p>5 Adjust valve clockwise or counterclockwise to insure rod aligns and falls on push plate.</p>	<p>6 Adjust valve clockwise or counterclockwise to insure rod aligns and falls on push plate.</p>	<p>7 Adjust valve clockwise or counterclockwise to insure rod aligns and falls on push plate.</p>
Installation of push button with "U" lock	<p>1 Dismount the bolt and "U" lock with a screwdriver.</p>	<p>2 Insert push button to lid hole. Place the "U" lock under the tank lid and turn to tighten.</p>	<p>3 Adjust valve clockwise or counterclockwise to insure rod aligns and falls on push plate.</p>	<p>4 Adjust valve clockwise or counterclockwise to insure rod aligns and falls on push plate.</p>	<p>5 Adjust valve clockwise or counterclockwise to insure rod aligns and falls on push plate.</p>	<p>6 Adjust valve clockwise or counterclockwise to insure rod aligns and falls on push plate.</p>	<p>7 Adjust valve clockwise or counterclockwise to insure rod aligns and falls on push plate.</p>

<p>Refill tube installation and adjustment of flush volume</p>	<p>I、 Refill Tube Installation and Adjustment (A refill tube is optional based on the user's requirements)</p> <p>1 Refill tube should be positioned higher than water level.</p> <p>2 Error if lower than water level.</p>	<p>II、 Adjustment of flush volume</p> <p>Adjustment of half flush volume</p> <p>1 Choose corresponding adjustment based on actual requirement.</p> <p>Option 1 "Easy adjusting buckle"</p> <p>Option 2 "Without buckle"</p> <p>Option 3 "Normal buckle"</p>	<p>Adjustment of full flush volume</p> <p>1 Full adjustor up, full flush volume decreases. Full adjustor down, full flush volume increases.</p>
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<p>Troubleshooting</p>	<p>I、 Leaking</p> <p>1 The refill tube wasn't installed properly.</p> <p>2 Rod to push button is too long.</p>	<p>3 The valve and base do not fit properly. Please remove and then reassemble.</p>	<p>4 Debris in water is affecting the valve. Remove, clean and reassemble.</p> <p>5 Rubber gasket does not properly fit. Adjust gasket so the flat end is seated flush with the ceramic.</p>
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<p>II、 Little or no flush volume when the push button is activated.</p> <p>1 Push button rods too short, readjust length.</p>	<p>III、 Full flush or half flush water level is too high or too low.</p> <p>1 Readjust full flush adjustment tab and half flush float cup.</p>	<p>Instructions</p> <ol style="list-style-type: none"> Please read carefully the following installation instructions in order to avoid component damage or injury to the installer. The instructions have been composed based in the latest product specifications. We reserve the right to make modifications to the packaging and specifications without providing prior notification. When installing the fill valve, the critical level on the fill valve (identified on the valve marked "CL") should be at least 1" (25.4mm) above the top of the overflow pipe of the flush valve. This is a plumbing code. We shall not be responsible for failures that are contributed to the use of parts other than those specified. Water Temperature: 2°C to 45°C Water Pressure Range: 0.02Mpa (0.2 Bar) to 0.8Mpa (8 Bar) <p>warning</p> <p>DO NOT USE OR DROP ANY CHLORINE OR ANY CHEMICAL RELATED COMPONENTS. USE OF SUCH PRODUCTS WILL (1) RESULT IN DAMAGE TO TANK COMPONENTS AND MAY CAUSE FLOODING AND PROPERTY DAMAGE AND (2) VOID WARRANTY. DO NOT OVERTIGHTEN NUTS, OR TANK/BOWL MAY CRACK.</p>
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