

## Front Door Handlesets in Peterkort Woods

by Warren Deras

Many of the original front door handlesets in Peterkort Woods were manufactured by Better Home Products, a company then located in San Francisco, but now near Dallas, Texas. They sell only to builders, but their products are available on-line at :



Complete Home Hardware <https://www.completehomehardware.com/>

Simpsons Hardware <https://www.simpsonshardware.com/>

Factory Direct Hardware <https://www.factorydirecthardware.com/>

The model commonly used here (in the photo to the left) is named the “Union Square” in Oil Rubbed Bronze finish with the “Twin Peaks” trim lever inside. It is no longer available in the oil rubbed finish, but they still have it in their Dark Bronze finish. They say they will soon be eliminating that finish in favor of their Matte Black finish, which is currently more popular. If you wish to replace an entire handleset it is easiest to buy this same model, since then you don’t have to do any re-finishing on the exterior of the door.

If you are an original owner of your unit you have the benefit of a lifetime warranty. The warranty terms and claim procedures are explained at <https://www.betterhomeproducts.com/warranty/>.

Many of us, of course, are not original owners, and after 20 years these handlesets have many ways of failing. I replaced mine a few years ago.

A common failing of them is that the lower latch (controlled by the thumb latch on the outside and the passage lever on the inside) will not fully retract, because the metal mechanism becomes worn. When that happens eventually you cannot open the door. That problem can be easily fixed by replacing the latch.

A neighbor recently came home from a walk and put the key in the lock, but it would not budge. She had noticed that the deadbolt operation was getting stiff, but the failure was sudden. The metal slot in the latch had broken into four pieces. (Photo at right) Fortunately she was able to get into her unit through the garage, and I put in a temporary lockset until we could get an appropriate repair or replacement.



I contacted the dealer about getting a replacement latch (as opposed to spending \$200 on an entire replacement handleset) and explained that owners in our HOA have many of these handlesets that were starting to fail. The person to whom I explained the problem graciously sent me 12 each of the upper and lower latches at no charge. These are proprietary latches and were not available when I tried to get the handleset repaired at Davis Locksmiths. I have installed two pair of them, so I still have 10 pairs of latches available to anyone who needs one or both. Replacing the latches does not require a change of the key.

So ***if you still have the original Union Square*** handleset on your front door (compare yours with the photo at the top of this page) and need the latches replaced, please let me know. I am at 503-515-8031 or [warrenderas@comcast.net](mailto:warrenderas@comcast.net). If you need help installing it I am a neighbor, not a locksmith, so I don’t charge for helping (but I am known to be susceptible to cookies).