



**SEALANTS
AND ADHESIVES**

STOPGAP

**SEAL IT
THE RIGHT WAY**



**2025
PRODUCT
CATALOGUE**



A premier Filipino construction chemical company, known for pioneering innovation and advocating for the right construction chemical products and methodologies. We are dedicated to advancing the standards of construction in the Philippines, aiming to achieve world-class quality through our cutting-edge solutions.

Our mission is to educate and empower through innovative, cost-efficient, reliable, and sustainable construction chemical technologies with a vision of being the prime advocate for continuous advancements, shaping a future where the Philippines achieves world-class standards. Guided by our core values—Hiya (integrity and pride), Malasakit (concern for people and organization), Tiyaga (resilience), and Malikha (innovation and entrepreneurial spirit)—we drive progress in the industry.

With over 22 years of expertise, we have evolved into a leader in construction chemical manufacturing and distribution. Our 3.5-hectare headquarters in Santa Maria, Bulacan, features state-of-the-art infrastructure and a 164.45-kilowatt solar photovoltaic system, reflecting our commitment to sustainability. Our 19,000-square-meter warehouse and production facility ensures efficiency in storage, manufacturing, and distribution, guaranteeing timely delivery to meet customer demands. Backed by ISO 9001:2015 certification, we uphold the highest standards in quality and service.

Magna Prime's commitment to excellence is evident in its accolades. CEO Derrick Tan received the Agora Award for Outstanding Achievement in Entrepreneurship for his visionary leadership and marketing innovations. He was also recognized as a Top Innovator at the 4th Mansmith Innovation Awards 2024 for his contributions to chemical product innovation.

With a strong nationwide presence, we continue expanding our Buildrite Hubs and Sinclair Pro Stores, supported by distributors and Modern Trade partners across North and South Luzon. Our growing network ensures accessibility, excellent service, and continued innovation in the construction industry.



TABLE OF CONTENTS

SA11	Sealing of Corner Joints and Critical Areas	5
SA12	Sealing of Flashing and Roofing Connection.....	6
SA13	Sealing of Nail heads and Gutters	7
SA14	Sealant Around Window uPVC / Glass	8
SA15	Mold-Resistant Sealant for Bathroom and Kitchen.Wet Areas.....	9
SA16	Acrylic Sealant for Indoor Gaps.....	10
SA17	For Aircon Gaps, Pipes and Ducting Penetration	11
SA18	Control Joints and Construction Joints on Floors	13
SA19	Semi-rigid, Industrial Floor Joint Filler.....	14
SA20	Structural Building Joints	15
SA21	Adhesive for PVC Panel, Plastic,.Vinyl.and Sealing Pipes..... and Concrete Connection	16
SA22	Construction Hybrid Adhesive.....	17
SA23	Smoothing Agent for Easy Sealant Application	19

Weather-Resistant Paintable Flashing Tape for Instant Sealing of Exterior Gaps

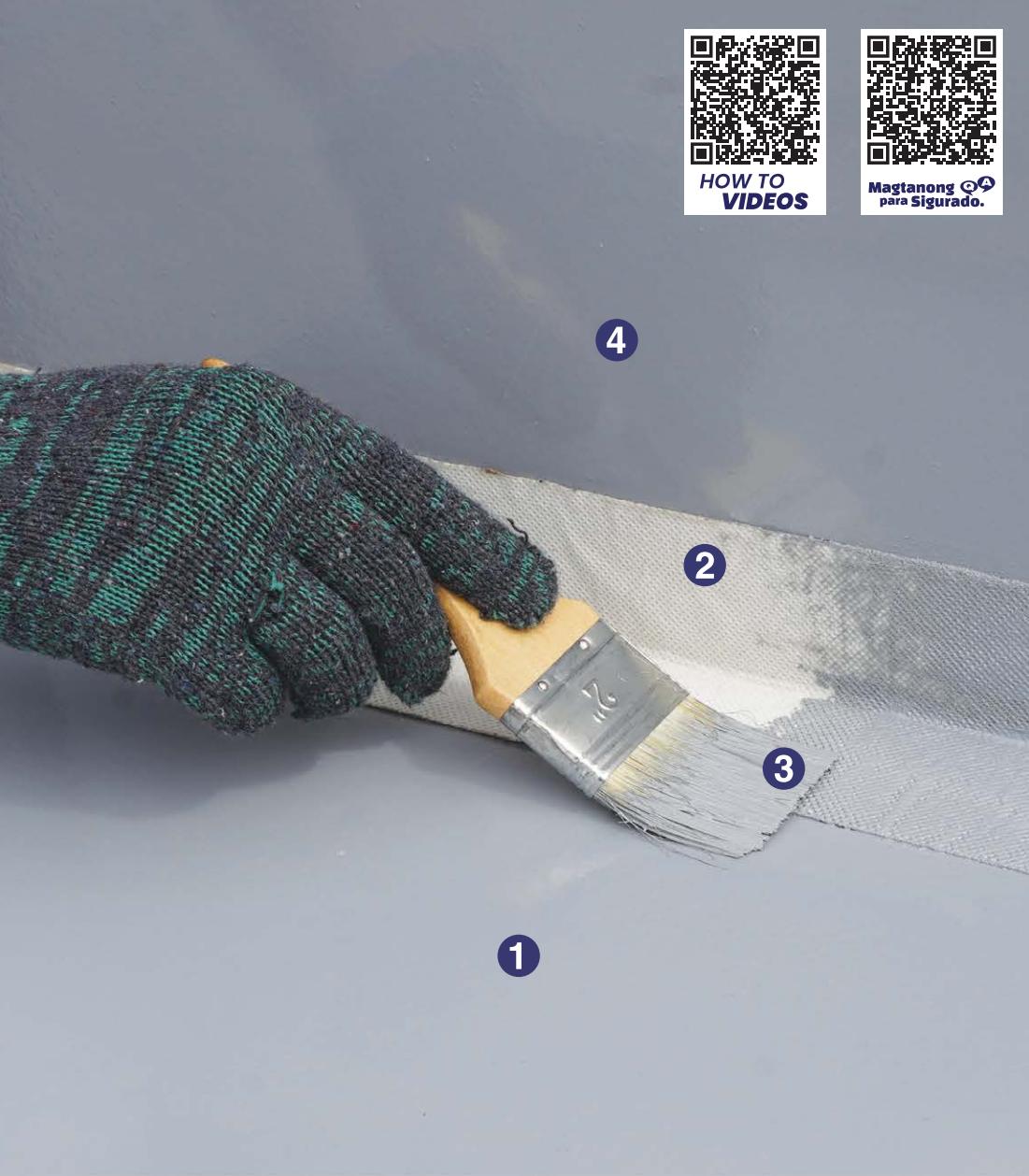


AREAS OF APPLICATION:

- Window Sills
- Joints of I-Beam and CHB
- GI Roof Nails and Overlaps
- Sidewall Flashing
- Concrete Canopy
- Roof Ridge Capping



STOPGAP NW
Non Woven Butyl Flashing Tape



Ledges 1

Stopgap NW
Paintable, Instant-Seal Butyl
Flashing Tape 2

Paint 3

Wall 4



STOPGAP NW

Non-Woven Butyl Flashing Tape

STOPGAP NW is a single-sided adhesive tape made of synthetic rubber and special adhesive.

Packaging: 100mm x 3m

Recommended: • Balcony
• Flashing
• Canopy

• Ledges
• Ducting

• Roof
• Louvers
• Aluminum Composite Panel

1 Roof

2 Stopgap AF
Aluminum Butyl
Flashing Tape

3 Flashing



STOPGAP AF

Aluminum Butyl Flashing Tape

STOPGAP AF is an aluminum, single-sided, self adhesive, butyl rubber tape.

Packaging: 75mm x 3m

Recommended: • Roof • Flashing
• Ducting • Louvers
• Canopy • Aluminum Composite Panel



Roof 1

Rubberstop
Weather-Resistant
Silicone Sealant
2

Nail Head 3



RUBBERSTOP

Weather-Resistant Silicone Sealant

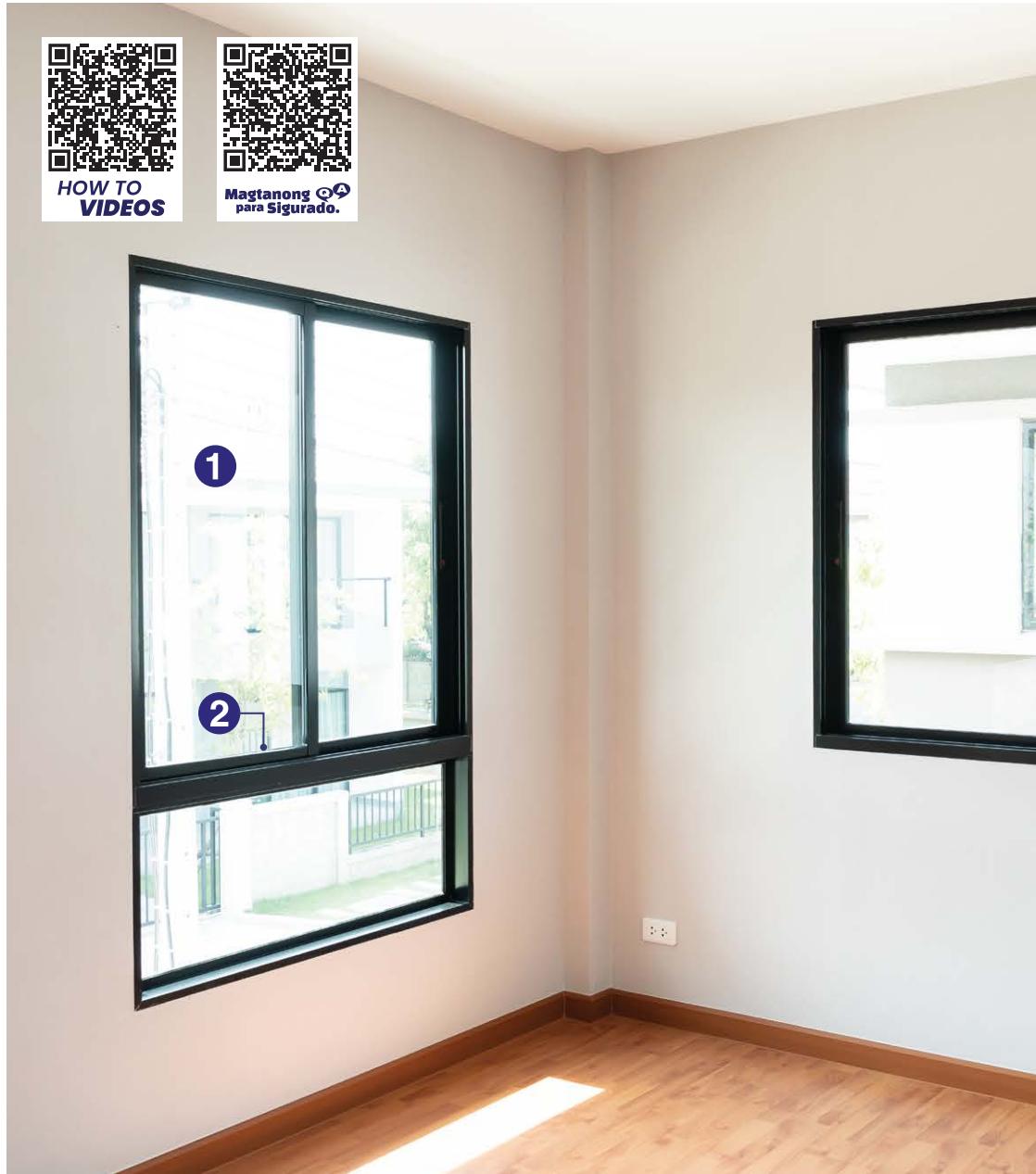
RUBBERSTOP is a one-part, neutral-cure silicone sealant that does not stain or corrode exterior substrates.

Packaging: 40g sachet 140g sachet 300grams cartridges

Recommended: • Joints in sanitary fittings (between floor, wall, shower, or wash basins)
• Areas exposed to high humidity, where protection from water and mildew damage is essential
• Joints and nail heads, especially on galvanized roofs gutters, flashings, and downspouts



Magtanong para Sigurado.

1 Glass Window**2** **Stopgap GPN**
General Purpose Neutral
Silicone Sealant**STOPGAP GPN**

General Purpose Neutral Cure Sealant

STOPGAP GPN is a one-part, neutral silicone sealant with outstanding adhesion to most building substrates, such as concrete, fibrous cement glass, uPVC, metals, wood, and plastic.

Packaging: 270 ml cartridge**Coverage:** 2.7 linear meter at 10mm x 10mm bead size**Recommended:** • Suitable for fenestration and glazing applications
• Sealant for internal connection and expansion joints on walls

Mold-Resistant Sealant for Bathroom and Kitchen Wet Areas

SA15



Tiles 1

Stopgap MR
Mold-Resistant Sanitary
Silicone Sealant 2



STOPGAP MR

Mold Resistant Sanitary Silicone Sealant

STOPGAP MR is a single-component, fast-drying, mold-resistant silicone sealant specially formulated for sealing gaps in damp areas.

Packaging: 270 ml cartridge

Coverage: 2.7 linear meter at 10mm x 10mm bead size

Recommended:

- Kitchen, Bathroom and other damp areas
- Fittings of sinks, washbasins, drain pipes
- Frequently damp areas to avoid mold growth

1 Wall

2 Door Jamb

3 Stopgap AS
Acrylic Sealant for
Indoor Gaps



STOPGAP AS

Acrylic Sealant for Indoor Gaps

STOPGAP AS is a one-part, water-based acrylic sealant suitable for internal gaps in areas that experience movements and vibrations.

Packaging: 300 ml cartridge

Coverage: 3.0 linear meter at 10mm x 10mm bead size

Recommended:

- Small gaps
- Paintable joint sealing
- Joints exposed to slight movements

- Joints around indoor plaster
- Wood-cement joints



Pipe 1

Stopgap FS
Expandable
PU Foam Sealant

Wall 3



STOPGAP FS

Expandable PU Foam Sealant

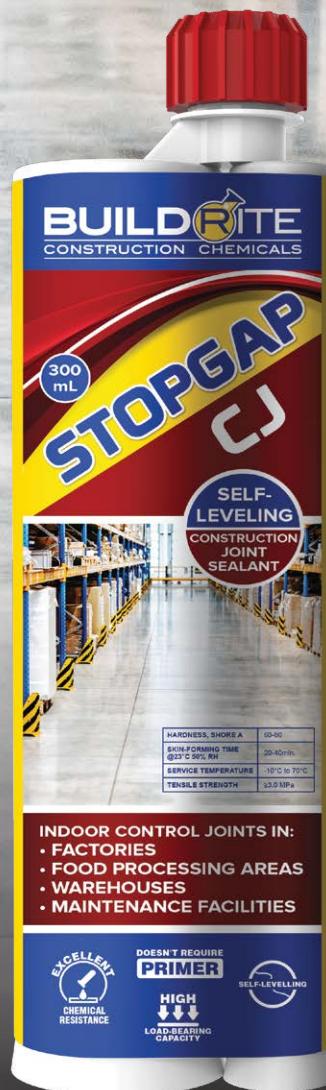
STOPGAP FS is a multi-purpose, one-component, moisture-cure, paintable, polyurethane-based, waterproof sealant. It can be used for sealing, filling, and insulating residential, commercial, and industrial structures.

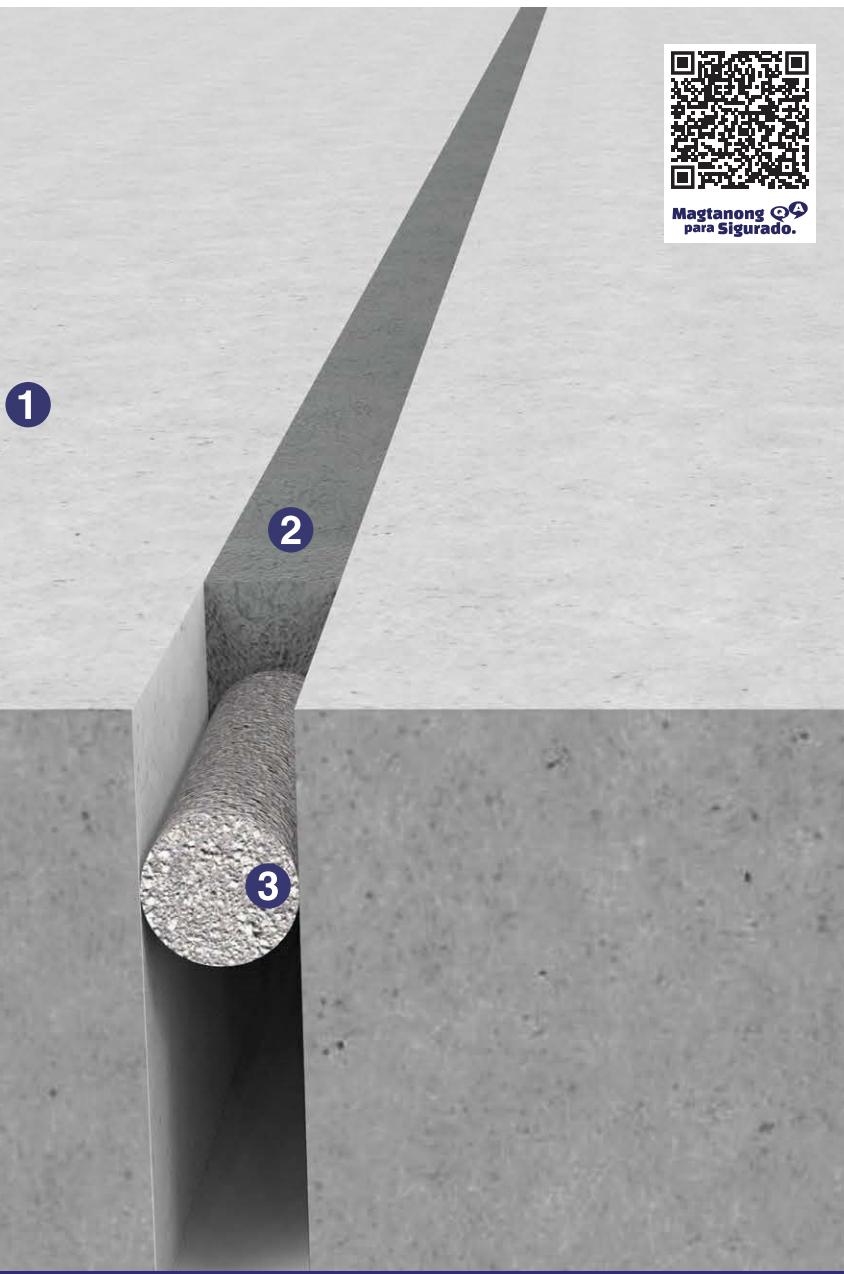
Packaging: 750 ml cartridge

Recommended: • Seals gaps around windows, doors, siding, and baseboard.
• Fills joints or gaps around pipes, vents, utility lines, and electrical outlets.
• Seals and insulates gaps between soleplate and concrete slab.

The Perfect Seal for Construction Joints

STOPGAP CJ
Self-Leveling
Construction Joint Sealant





Substrate 1

Stopgap CJ
Self-Leveling Construction Joint Sealant 2

Backer Rod 3



STOPGAP CJ

Self-leveling Construction Joint Sealant

STOPGAP CJ is a two-part, self-leveling, construction joint sealant that cures into a tough, flexible seal with enough hardness to protect the edges of concrete slabs from loads while having the right flexibility to prevent cracks due to thermal expansion and contraction.

Packaging: 300 ml cartridge 5kg pack set

Coverage: 300mL cartridge: 2.7 linear meters at 10mm x 10mm bead size
5kg set: 33.75 linear meters at 10mm x 10mm bead size

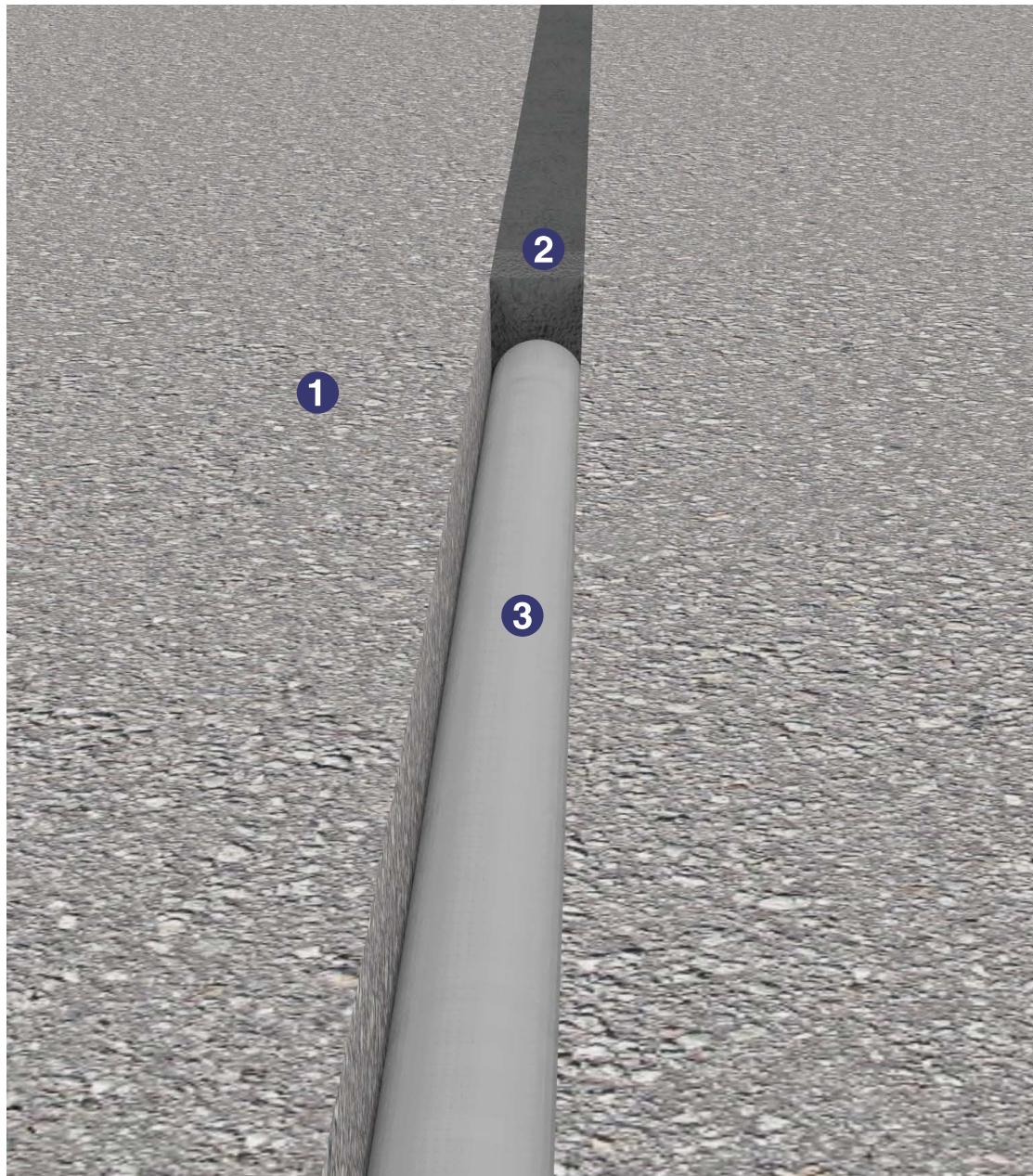
Recommended:

- For sealing internal floor joints subject to heavy industrial use in factories
- Food processing areas, warehouses, and maintenance facilities
- Particularly suitable for sawn joints in long strip flooring and other large internal areas

1 Substrate

2 Stopgap SR
Semi-rigid, Industrial Floor Joint Filler

3 Backer Rod



STOPGAP SR

Semi-rigid, Industrial Floor Joint Filler

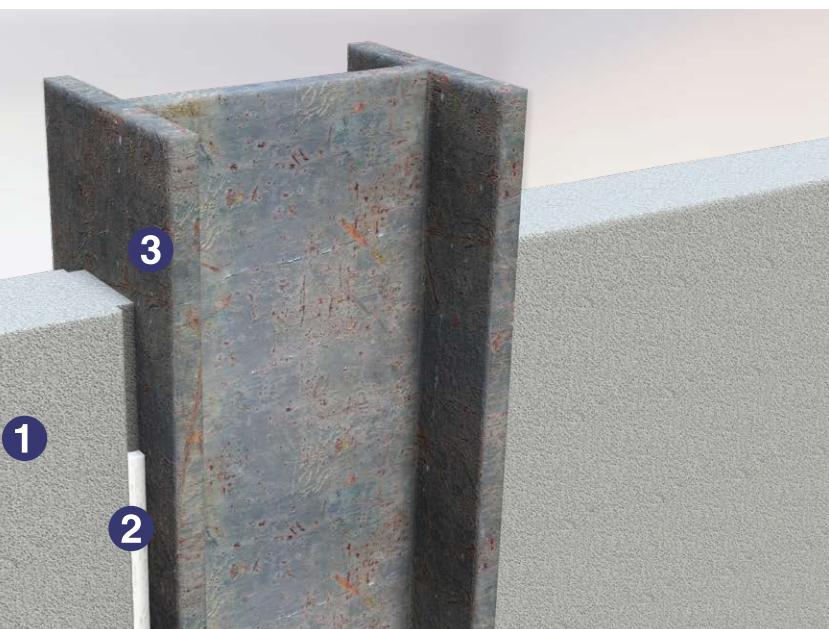
STOPGAP SR is a two-part, self-leveling, construction joint sealant that cures into a tough, semi-flexible seal with enough hardness to protect the edges of concrete slabs from loads while having the right flexibility to prevent cracks due to thermal expansion and contraction.

Packaging: 360mL cartridge set

Coverage: 2.7 linear meter at 10mm x 10mm bead size

Recommended:

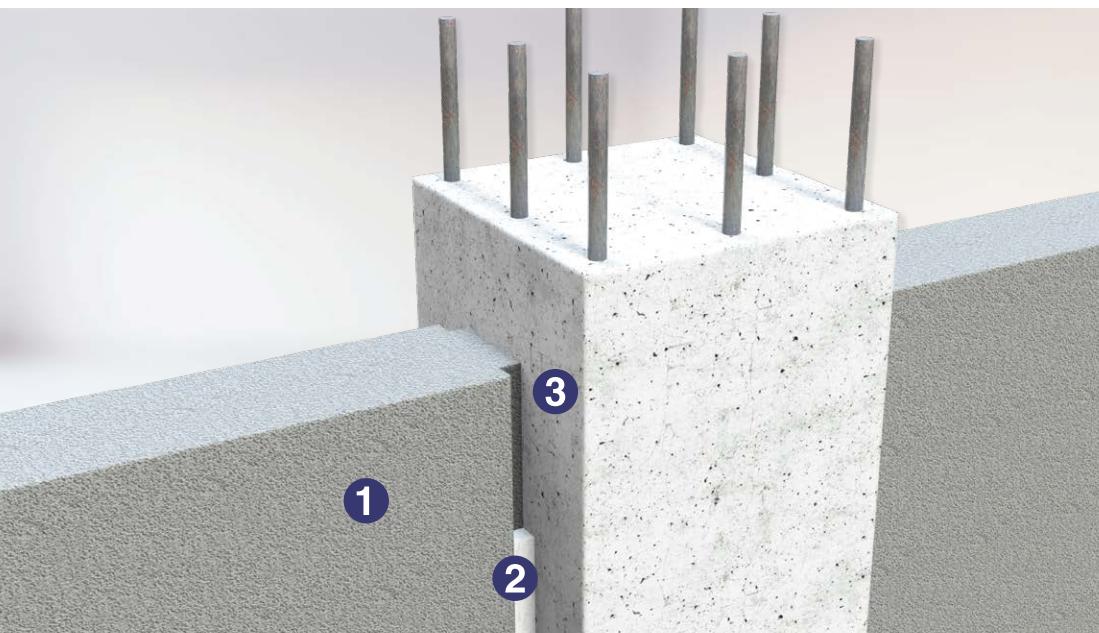
- For sealing internal floor joints subject to heavy industrial use in factories
- Food processing areas, warehouses, and maintenance facilities
- Particularly suitable for sawn joints in long strip flooring and other large internal areas



Concrete 1

Stopgap 1
PU Hybrid Sealant 2

I-Beam /
Concrete Column 3



Magtanong para Sigurado.



HOW TO
VIDEOS

STOPGAP 1

PU Hybrid Paintable Sealant

STOPGAP 1 is a high-modulus, paintable, neutral-cure, non-bleeding PU hybrid sealant.

Packaging: 600mL aluminum sausage and 280mL cartridges

Coverage: 270ml: 2.45 linear meter at 10mm x 10mm bead size
600ml: 5.45 linear meter at 10mm x 10mm bead size

Recommended:

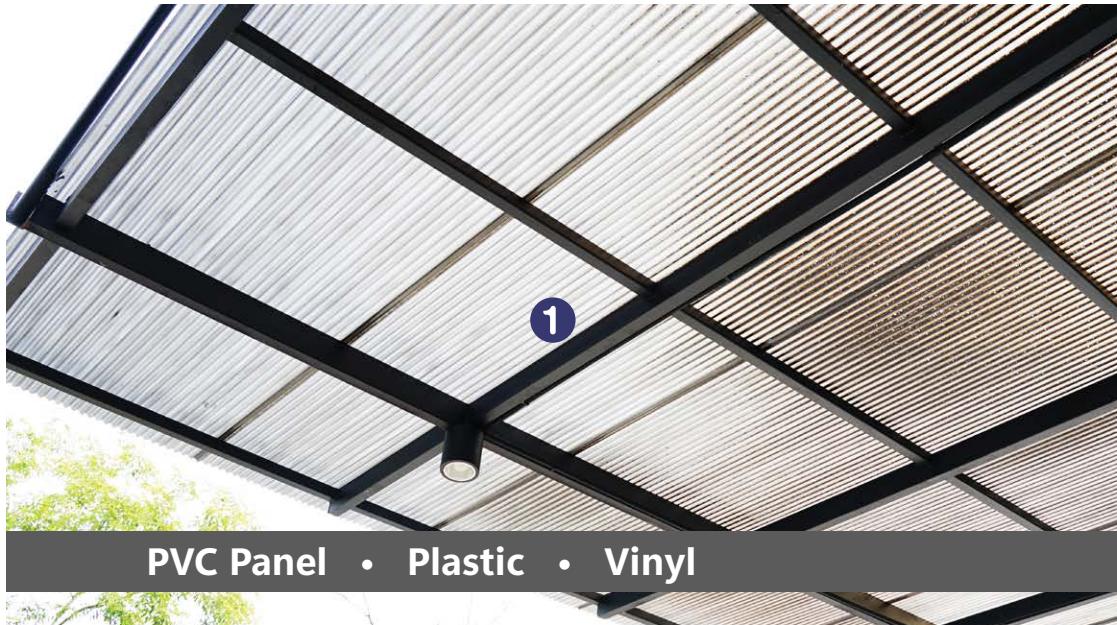
- Aluminum composite panels
- Precast concrete panels
- Claddings
- Brick and blockwork
- Marble granite, and GRC facades
- On-site concrete
- For stress-relieving bonding and fixation
- Panel roofing
- Termination of wall and beam
- Termination of wall and column
- Crack-free, paintable connection joints



1 Handy Fix Pro
Modified Silicone Adhesive and Sealant



HANDY FIX PRO
Modified Silicone Adhesive and Sealant



HANDY FIX PRO
Heavy Duty Adhesive and Sealant

HANDY FIX PRO is a modified silicone sealant, specially engineered for heavy-duty bonding and sealing needs.

Packaging: 280 mL cartridge **Coverage:** 2.8 linear meter at 10mm x 10mm bead size

Recommended:

- Bonding metals, plastics, timber, ceramic, concrete, mortar, glass, mirror, and other inorganic materials.
- Sealants for joints in aluminum and steel frames
- Interior and exterior sealants for general gaps, expansion joints, and cracks
- Sealing vinyl, aluminum, steel, and plywood sidings
- Fixing tiles, walls and floor panels, insulation materials
- Suitable for fixing polystyrene wall panels
- Structural boning in vibrating constructions
- Sealing of internal or external expansion joints in brickwork or concrete
- Bonding and sealing polycarbonate roofing
- Sealing and bonding in construction, building, and stonework.

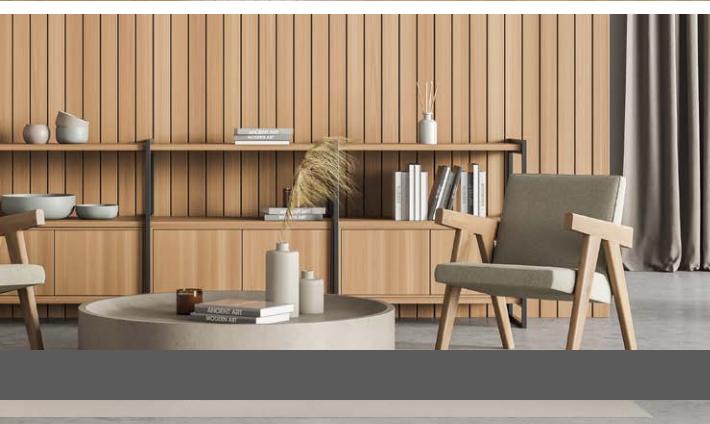




PVC Panel • Plastic • Vinyl



Metal • Aluminum • Mirror



Wood • Concrete

Handy Fix Grip
Construction Hybrid
Adhesive

1



HANDY FIX GRIP
Construction Hybrid
Adhesive



HANDY FIX GRIP

Construction Hybrid Adhesive

HANDY FIX GRIP is a hybrid adhesive designed to avoid using nails, screws, or plugs in various do-it-yourself (DIY) projects.

Packaging: 100g sachet and 450g cartridge

Coverage: 2.5 linear meter at 10mm x 10 mm bead size

Recommended:

- Sealing and bonding in the building and construction industry
- Strong elastic bonding in vibrating constructions
- Bonding galvanized sheets with cement, tile, stone, and metal substrates

STOPGAP SMOOTH

Smoothing Agent for Sealant



Smoothens Sealants with
ONE SWOOP



Smoothing Agent for Easy Sealant Application

SA 23



Stopgap Smooth
Smoothing Agent for Easy
Sealant Application

1



HOW TO
VIDEOS



STOPGAP SMOOTH

Smoothing Agent for Easy Sealant Application

STOPGAP SMOOTH an innovative water based formulation designed to enhance the application of various sealants including silicone, polyurethane and modified silicone hybrid types along with adhesives.

Packaging: 450 mL spray bottle

Coverage: STOPGAP SMOOTH bottle can effectively finish treating up to 210 linear meters of sealant. The consumption rate varies based on factors like sealant type and joint size.

Scan to download your 2025 Solution Guide E-Catalogue



SCAN ME!

