

**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 Malikhain (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.



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# 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

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## 2 Stopgap AF Aluminum Butyl Flashing Tape

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## 3 Flashing

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### STOPGAP AF Aluminum Butyl Flashing Tape

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

Packaging: 75mm x 3m

Recommended:

- Roof
- Ducting
- Canopy
- Flashing
- Louvers
- 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



## 1 Glass Window

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## 2 Stopgap GPN General Purpose Neutral Silicone Sealant

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### 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



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

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2 Door Jamb

---

3 **Stopgap AS**  
Acrylic Sealant for  
Indoor Gaps

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## 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 **2**

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:**

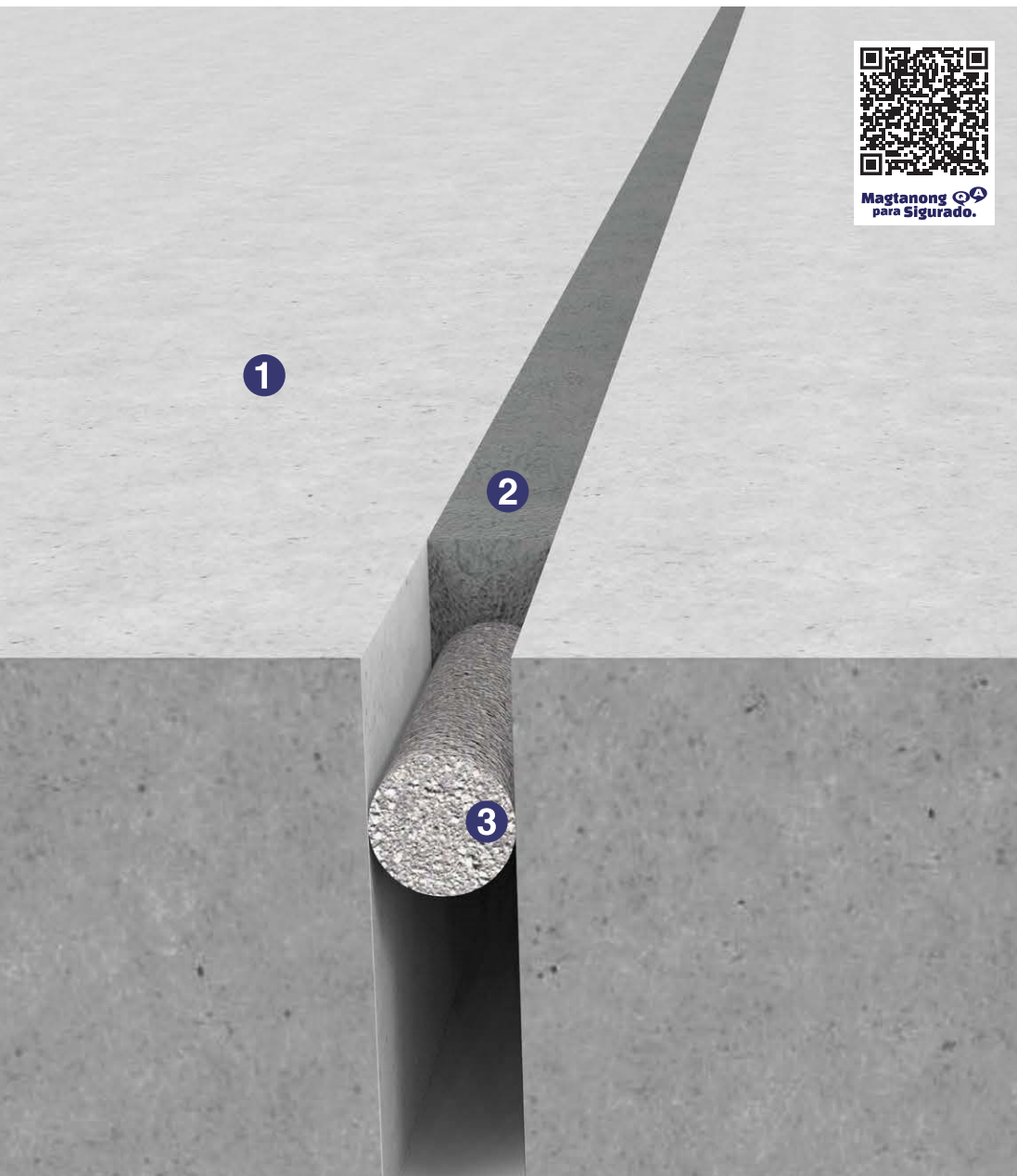
- Seals gaps around windows, doors, siding, and baseboard.
- Fills joints or gaps around pipes, vents, utility lines, and electrical outlets.
- Seals and insulates gaps between soleplate and concrete slab.



# ***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

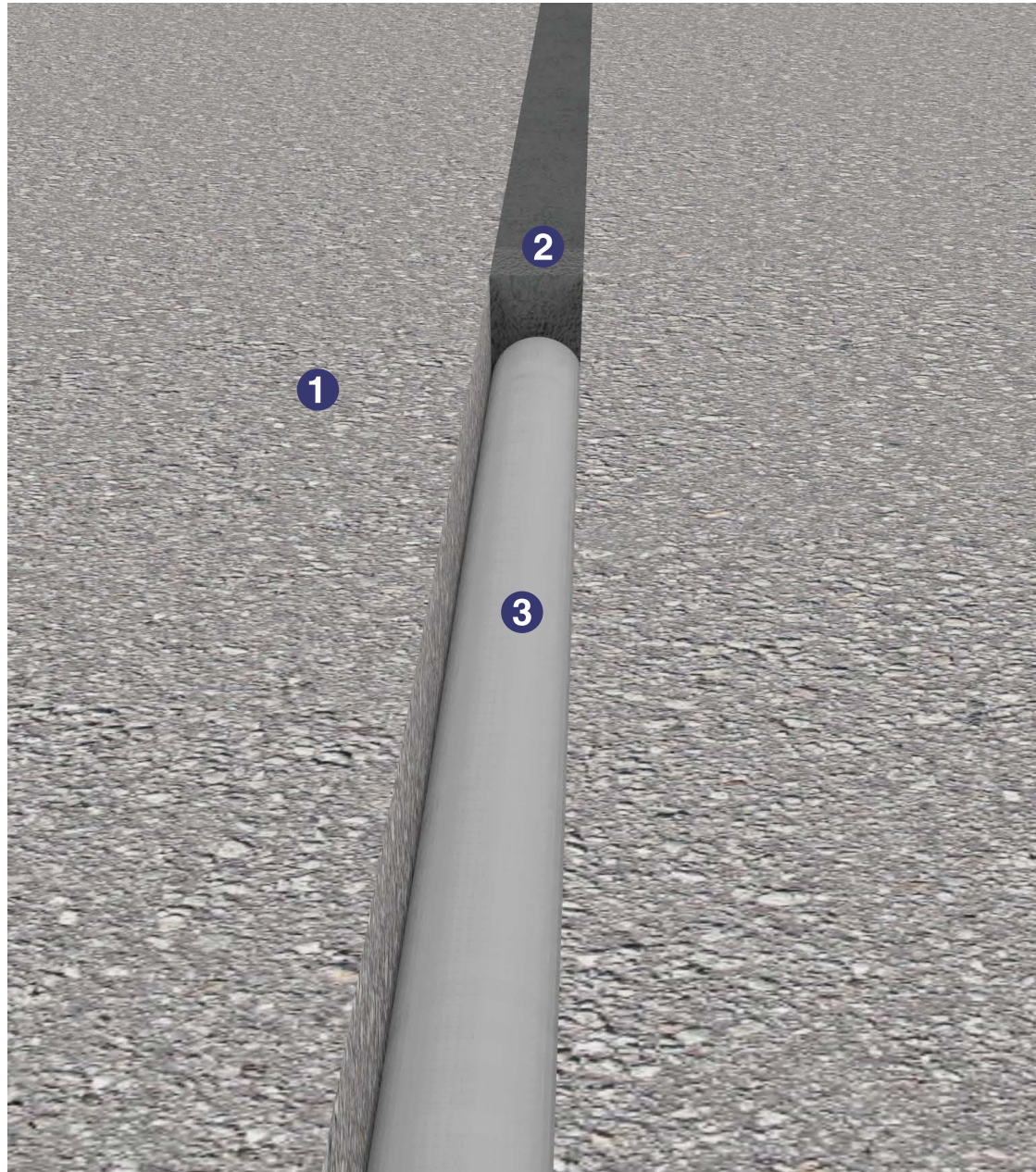
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2 **Stopgap SR**  
Semi-rigid, Industrial Floor  
Joint Filler

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3 Backer Rod

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## STOPGAP SR

### Semi-rigid, Industrial Floor Joint Filler

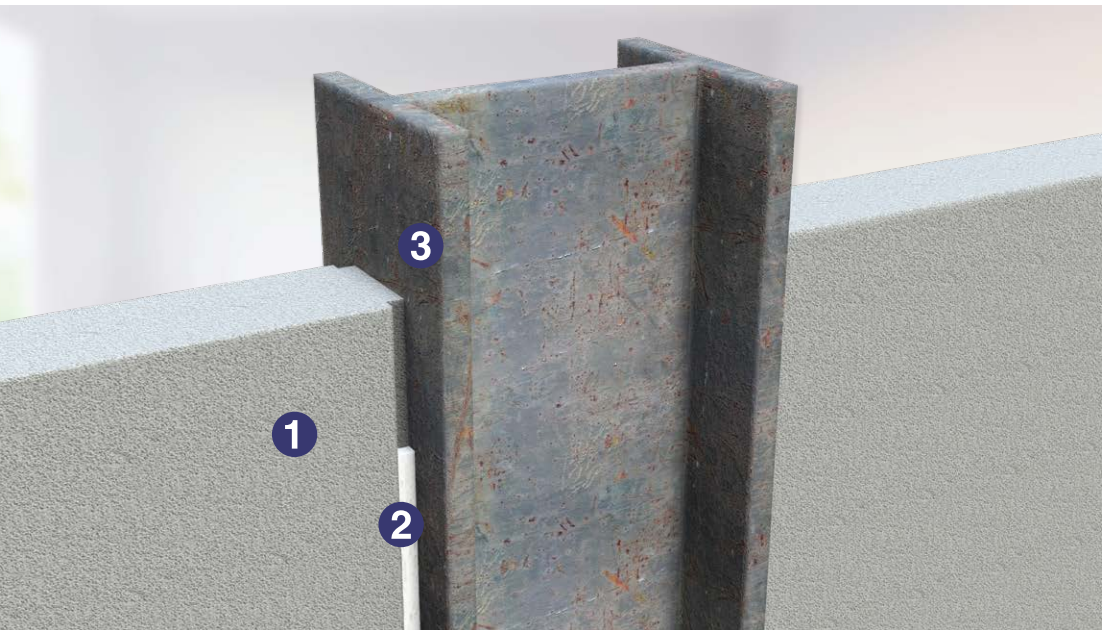
STOPGAP SR is a two-part, self-leveling, construction joint sealant that cures into a tough, semi-flexible seal with enough hardness to protect the edges of concrete slabs from loads while having the right flexibility to prevent cracks due to thermal expansion and contraction.

**Packaging:** 360mL cartridge set

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

**Recommended:**

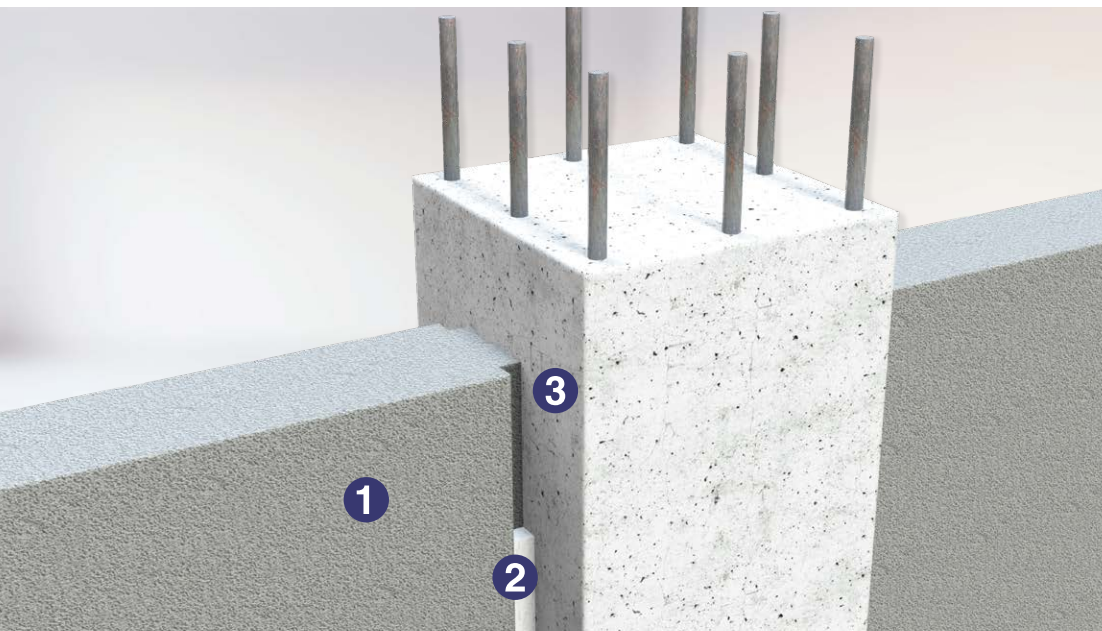
- For sealing internal floor joints subject to heavy industrial use in factories
- Food processing areas, warehouses, and maintenance facilities
- Particularly suitable for sawn joints in long strip flooring and other large internal areas



Concrete 1

**Stopgap 1** 2  
PU Hybrid Sealant

I-Beam /  
Concrete Column 3



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



1

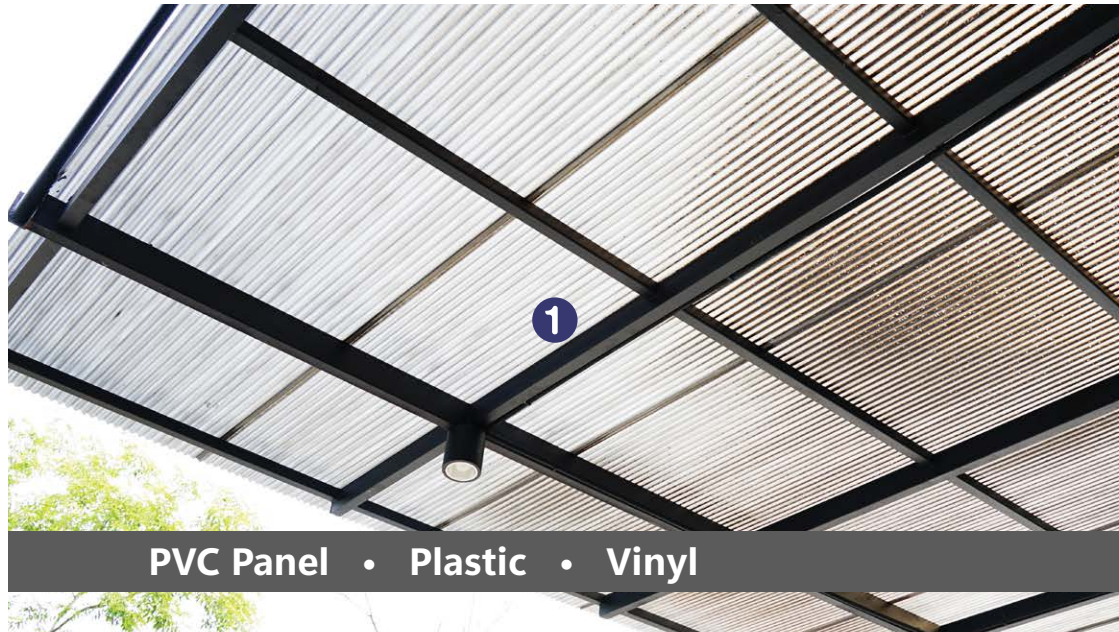
## Handy Fix Pro

Modified Silicone Adhesive and Sealant



## HANDY FIX PRO

Modified Silicone Adhesive and Sealant



PVC Panel • Plastic • Vinyl



As 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



**BONDS  
ALL  
NO  
ODOR**

## HANDY FIX GRIP

Construction Hybrid Adhesive



**FAST SETTING  
FOR QUICK  
RESULTS**



## 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.



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