

RECEIVED

Mar 09 2026

SC Court of Appeals

STATE OF SOUTH CAROLINA)

COUNTY OF YORK)

NATAKI STINSON)

PLAINTIFF)

v.)
CARL DICKS, Individually and CK)

DICKS GENERAL CONTRACTING)

DEFENDANT)

IN THE COURT OF COMMON PLEAS

CIVIL ACTION NO: 2024CP4601333

ORDER FOR DAMAGES

Procedural Posture

This matter came before the Court on December 16, 2025, upon Plaintiff's Motion for Default Judgment and Damages. The Court, having reviewed the pleadings, evidence submitted, testimony presented at the hearing, and the arguments of counsel, finds and orders as follows.

Findings of Fact

The Court makes the following findings of fact based upon a preponderance of the evidence:

1. Plaintiff made payments to Defendant Carl Dicks totaling approximately \$19,501.00 for construction and renovation work that Defendant was contractually obligated to complete.
2. Of the \$19,501.00 paid, \$501.00 was an extra payment made by Plaintiff that was not reflected in Defendant's final bill or otherwise accounted for.
3. Defendant failed to complete the project as required by the parties' agreement, leaving the property in an unfinished and uninhabitable state.
4. As a direct and proximate result of Defendant's failure to complete the work, Plaintiff was required to expend an additional \$5,656.00 to purchase necessary materials and to hire a third party, identified as Ricky, to finish the project.
5. Due to the project not being completed on time and the resulting uninhabitable condition of the property, Plaintiff suffered a loss of rental income in the amount of approximately \$5,700.00.
6. Plaintiff incurred reasonable and necessary attorney's fees in the amount of approximately \$8,260.00. These fees were for legal representation in the instant breach of contract matter as well as in a related matter involving a tenant who fell through the

248

unfinished floor, which arose as a direct consequence of Defendant's incomplete and hazardous work.

Conclusions of Law

Based on the foregoing findings of fact, the Court reaches the following conclusions of law:

1. Defendant Carl Dicks breached his contract with Plaintiff by abandoning the project and failing to perform the work in a workmanlike and complete manner.
2. Plaintiff is entitled to recover compensatory damages for Defendant's breach of contract. These damages include the reasonable and necessary costs incurred to complete the work that Defendant was obligated to perform.
3. The lost rental income of \$5,700.00 represents foreseeable consequential damages that were a direct result of Defendant's breach, as the delay rendered the property unfit for its intended use as a rental.
4. The \$501.00 extra payment, for which Defendant provided no corresponding value or invoice, constitutes unjust enrichment to Defendant, and Plaintiff is entitled to restitution of this amount.
5. The legal fees incurred by Plaintiff in the amount of \$8,260.00 are found to be reasonable and directly related to the breach and its consequences.

Damages Awarded - Itemized Judgment

IT IS HEREBY ORDERED, that Plaintiff, Nataki Stinson, shall have and recover judgment from Defendant, Carl Dicks, in the amounts set forth below:

1. **Damages for Breach of Contract:** For payments made to Defendant for which Plaintiff received no value due to Defendant's failure to complete the work: **\$19,501.00**. This amount includes \$501.00 for which Defendant was unjustly enriched.
2. **Cost of Completion:** For the reasonable and necessary costs incurred to complete the project: **\$5,656.00**.
3. **Consequential Damages:** For lost rental income resulting from the delay and uninhabitable state of the property: **\$5,700.00**.
4. **Attorney's Fees:** For reasonable attorney's fees incurred as a direct result of Defendant's breach and its consequences: **\$8,260.00**.

TOTAL JUDGMENT AMOUNT: The total judgment awarded to Plaintiff against Defendant is **\$39,117.00**.

IT IS SO ORDERED.



York Common Pleas

Case Caption: Nataki Stinson VS Carl Dicks

Case Number: 2024CP4601333

Type: Order/Damages

So Ordered

G.D. Morgan Jr.