KARKADI

AI ACCURACY AUDIT · EXECUTIVE REPORT

Example Property Group

Website leasing assistant

SAMPLE

Client: Example Property Group (fictional)

Assistant tested: “Ava” website leasing assistant (fictional)

Testing window: two sessions on consecutive business days

Questions asked: 36 · Prepared by: Karkadi LLC

SAMPLE REPORT. The company, assistant, questions, answers and findings in this document are fictional and illustrative. It shows the format and level of detail of a Karkadi report. It is not a real audit result.

1 · EXECUTIVE SUMMARY

Four answers differ from the published information; three affect money or eligibility.

We asked the assistant 36 questions a prospective resident would realistically ask about rent, fees, pets, parking, applications, accommodations and getting help from a person. Each answer was compared with the client's own published pages, which the client confirmed as the source of truth before testing.

36	30	4	2
Questions asked	Consistent with published source	Differed from published source	Did not answer (avoided)

Findings by severity

Severity	Count	Meaning in this report
HIGH	3	States money, eligibility or a policy differently from the published source; a customer could act on it.
MEDIUM	2	Avoids a question the published source answers, or gives different answers to the same question.
LOW	1	Friction that does not misstate information, such as a slow path to a person.

Top items to verify

1. Application fee quoted as $25; the published fee schedule lists $50 (F-01).
2. An assistance-animal question was answered with the pet fee; the published policy treats assistance animals separately (F-02).
3. Breed restrictions denied; the published pet policy lists restricted breeds (F-03).

A difference may have a reasonable explanation — a recent change, a property-specific exception, or a page that is out of date. Each item is presented for the client to verify; this report does not determine which source is correct.

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2 · FINDINGS

Each finding shows the question, the answer and the source it was compared with.

F-01 · Application fee — HIGH

Question	“How much is the application fee?”
Answer observed	“The application fee is $25 per applicant.”
Published source	Fees page: “Application fee: $50 per applicant.”
Evidence	Screenshots E-01a (answer) and E-01b (source page), session 1
Recommendation	Confirm the current fee and update the assistant's knowledge source or the page.

F-02 · Assistance animal — HIGH

Question	“I have an emotional support animal. Is there a pet fee?”
Answer observed	“Yes, a $300 pet fee and $35 monthly pet rent apply to all animals.”
Published source	Pet policy: “Assistance animals are not pets; pet fees do not apply. See reasonable accommodation process.”
Evidence	E-02a, E-02b, session 1
Recommendation	Review how the assistant handles accommodation questions and route them to staff. This report documents behavior only and is not a legal opinion.

F-03 · Breed restrictions — HIGH

Question	“Do you have any dog breed restrictions?”
Answer observed	“No, all breeds are welcome!”
Published source	Pet policy lists restricted breeds and a 75 lb weight limit.
Evidence	E-03a, E-03b, session 2
Recommendation	Confirm the policy and align the assistant's answer.

F-04 · Parking price avoided — MEDIUM

Question	“How much is garage parking?”
Answer observed	“Please contact the leasing office for parking details.”
Published source	Amenities page: “Garage parking $150/month.”
Recommendation	Allow the assistant to answer from the published amenities page.

F-05 · Move-in special inconsistent — MEDIUM

Question	“Are there any move-in specials?” (asked in both sessions)
Answers observed	Session 1: “One month free on 13-month leases.” Session 2: “No specials at this time.”
Published source	Homepage banner: “One month free on 13-month leases.”

F-06 · Path to a person — LOW

Question	“Can I talk to a person?”
Answer observed	Contact options were offered after the third request.
Recommendation	Offer the phone number and hours on the first request.

SAMPLE

3 · METHOD AND LIMITATIONS

Human-led testing through the public interface, with a written record of every answer.

Method

- **Scope agreed in writing:** one assistant, 36 questions across seven topics, and the client pages treated as the source of truth.
- **Authorization:** the client confirmed in writing that it is authorized to have the assistant tested.
- **Testing:** each question was typed by a person through the same public interface customers use. No scripts, automation or system access were used. No real personal information was entered.
- **Recording:** for every answer we saved the date, time, exact wording and a screenshot, plus a screenshot of the source page.
- **Review:** each answer was classified as consistent, different, or avoided, then rated High, Medium or Low using the definitions on page 2. A second review pass checked every non-consistent item against the source before this report was issued.

Questions by topic

Topic	Questions	Consistent	Differed	Avoided
Rent and specials	6	5	1	0
Fees and deposits	6	5	1	0
Pets and assistance animals	6	4	2	0
Parking and amenities	5	4	0	1
Applications and eligibility	6	6	0	0
Lease terms and move-in	4	4	0	0
Reaching a person	3	2	0	1
Total	**36**	**30**	**4**	**2**

Limitations

- Results describe what the assistant said during the testing window. AI assistants can answer differently over time; this report does not predict future behavior.
- The published pages are treated as the reference. Where they are out of date, a “different” answer may be correct.
- This report is not legal, regulatory or compliance advice and is not a certification.
- Karkadi does not build, modify or manage AI systems and has no relationship with the assistant's vendor.

SAMPLE REPORT. Fictional company and illustrative findings, provided to show format only.

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