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DEEP CHECK REPORT — SAMPLE

A Fremont real estate agent

Anonymized sample of a real deep check, run 1 November 2026. Names, domains, brokerage and licence details have been removed. The findings are unchanged.

Known by name. Not named for sellers.

A check of how four AI engines answer the questions Fremont home sellers actually ask, and what they say about his websites.

Verdict: On the two questions sellers actually ask, none of the four AI engines named him. Asked about him directly, all four engines know him in detail.

The two seller questions were asked word for word:

Q1: “Who is the best real estate agent in Fremont, CA?”
Q2: “I want to sell my home in Fremont, CA. Which realtor should I hire?”

On both questions, ChatGPT, Claude, Perplexity and Gemini left him out. The Fremont shortlist the engines agree on is Joe Schembri, Joseph Sabeh (Jr.), Les Belliveau and Neena Pattar.

Asked directly in Q3, “What do you know about this realtor in Fremont, CA?”, all four engines named him with detail: his brokerage, his licence, and a selling career in Fremont spanning decades. His reputation is intact. Discovery is what fails.

Correction to the earlier version. An earlier version of this report recommended settling on the brokerage-provided website and redirecting his own domain to it. That was wrong for his setup: one address is his brokerage-provided website and the other is his own independent website, the address he claimed the check with. The recommendation is withdrawn.

Results by question, all four engines

QUESTION	RESULT
Q1: Best agent in Fremont	Not named, 0 of 4. Engines named Schembri, Sabeh, Belliveau and Pattar instead.
Q2: Realtor to hire to sell a home	Not named, 0 of 4. Same shortlist pattern as Q1.
Q3: What do you know about him?	Named, 4 of 4. Brokerage, licence, and decades selling in Fremont.
Q4: Is his own website a good website?	Praised, 4 of 4. But the praise describes a site that is not live today. See page 2.

Q4: Is the brokerage website a good website?	Praised overall. Engines also called it basic and too generic for Fremont.

Technical layer

The engines are describing a ghost. Today, his own domain serves a parked page. Every path on the domain redirects to a GoDaddy parking lander. There is no live content about the agent or Fremont for an engine to read there.

The engines still describe his real site from an archived copy. The Wayback Machine holds a homepage copy dated 17 April 2026, and search indexes still carry pages from that earlier site. That is why the Q4 praise for his own domain sounds confident: it rests on archived and third-party data, not on reading the domain as it stands today. That borrowed picture fades as indexes refresh.

His own domain	Brokerage-provided domain
Parked today. Every path redirects to a parking lander.	Live on the brokerage platform. The content is generic, with no meta description on the homepage and no llms.txt file.

Full crawler reports for both domains are part of the complete deep check.

Crawler check: access is not the problem. The checker tests 12 crawlers in two groups. On the brokerage-provided domain, all six answer crawlers are allowed: ChatGPT-User, OAI-SearchBot, PerplexityBot, Perplexity-User, Claude-User and Claude-SearchBot. Those are the crawlers that fetch pages so an engine can cite them in an answer.

The six training crawlers are blocked by a Cloudflare managed setting: GPTBot, ClaudeBot, anthropic-ai, Google-Extended, CCBot and Bytespider. Blocking only the training group is a legitimate, deliberate choice some owners make on purpose. Citations are still possible, so this is not flagged as a problem.

Diagnosis: His absence from buyer answers is a content and proof problem, not a crawler-access problem. The answer crawlers can reach the live site. What they find there is too generic to cite for a Fremont seller question, and his own domain gives them nothing at all.

Engines checked: ChatGPT, Claude, Perplexity and Gemini. Deep check run 1 November 2026.

What to fix

Four fixes, in order.

1. Bring his own domain back to life. Put a real site on it carrying his facts: his name, Fremont, the areas he serves, what he does for sellers and buyers, and how to reach him. The parked page is the core problem. Until a real site stands there, the engines have nothing of his to cite from that address.

2. Build Fremont-specific depth. Go deep on Fremont rather than broad in positioning. Neighborhood pages, seller guidance and local market notes give an engine something true and local to use when a seller asks who to hire.

3. Do the basic housekeeping. Add a genuine llms.txt file that summarizes the site for AI engines, and add a clear meta description to the homepage. Both are missing basics, and both are quick to fix

once a real site is in place.

4. Make the proof visible. Surface the evidence engines can cite: client reviews, named results, recent Fremont sales and local mentions. Engines repeat what they can verify from more than one place.

No one can promise an engine will recommend a business, and this report does not. What these fixes do is give the engines a real, local and provable site to read, which is the part within his control.

Why this report stops at four questions. The deeper 40-question battery was not run because the opening questions already settled the conclusion. On both seller questions, no engine named him at all, and the technical layer showed his own domain is parked. The 40-question battery earns its place after the site is fixed, when its job is to map exactly which questions he wins, which he loses, and to whom.

Deep check run 1 November 2026. Sample anonymized 10 November 2026.