Why is the Appearance Editor button greyed out?

The Appearance Editor is currently not supported for the CC3 Base. We will provide a new skin substance in Character Creator v3.1 patch. However, there is no problem to use the Appearance Editor on CC2 Bases.

There is also no support for iProps with the Appearance Editor.

Reallusion FAQ

https://kb.reallusion.com/Product/52729/Why-is-the-Appearance-Editor-button-greyed-out